

Part 2

300229046

GILL

**REMAND DIRECT TESTIMONY
OF
MARK R. GILL
ON BEHALF OF
VIRGINIA ELECTRIC AND POWER COMPANY
BEFORE THE
STATE CORPORATION COMMISSION OF VIRGINIA
CASE NO. PUE-2015-00107**

1 **Q. Please state your name, business address and position with Virginia Electric and**
2 **Power Company (“Dominion Energy Virginia” or the “Company”).**

3 A. My name is Mark R. Gill, and I am a Consulting Engineer in the Electric Transmission
4 Planning group of the Company. My business address is 701 East Cary Street,
5 Richmond, Virginia 23219.

6 **Q. Have you previously submitted testimony in this proceeding?**

7 A. Yes. I submitted pre-filed direct testimony on behalf of Dominion Energy Virginia to the
8 State Corporation Commission of Virginia (the “Commission”) in this proceeding on
9 November 6, 2015. I also submitted pre-filed rebuttal testimony on behalf of the
10 Company on June 9, 2016. Finally, I testified at the evidentiary hearing on direct and
11 rebuttal on June 21, 2016, and June 22, 2016, respectively.

12 **Q. What is the purpose of your remand direct testimony?**

13 A. I am providing remand direct testimony in continuing support of the Company’s
14 application to (i) convert its existing 115 kV Gainesville-Loudoun Line #124, located in
15 Prince William and Loudoun Counties, to 230 kV operation; (ii) construct in Prince
16 William County, Virginia and the Town of Haymarket, Virginia a new 230 kV double
17 circuit transmission line from a tap point approximately 0.5 mile north of the Company’s
18 existing Gainesville Substation on the converted Line #124 to a new 230-34.5 kV

1 Haymarket Substation; and (iii) construct a 230-34.5 kV Haymarket Substation on land in
 2 Prince William County to be owned by the Company (collectively, the “Project”).

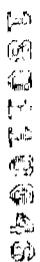
3 Specifically, I will provide an update to my testimony about the continuing need for the
 4 Project from a transmission planning perspective.

5 **Q. Are you sponsoring any exhibits as part of your remand direct testimony?**

6 A. Yes. Company Exhibit No. __, MRG, consisting of Remand Direct Schedules 1–6, was
 7 prepared under my direction and supervision, and is accurate and complete to the best of
 8 my knowledge and belief.

9 **Q. In your rebuttal testimony and at the evidentiary hearing for this proceeding, you**
 10 **addressed the potential for additional development in Prince William County that**
 11 **would add to the demand for electricity in the area. Are you able to provide an**
 12 **update now that more than a year-and-a-half has passed?**

13 A. Yes. In my rebuttal testimony, I discussed Prince William County’s (“Prince William
 14 County” or “the County”) Build-Out Analysis (“BOA”), as posted and available annually
 15 on the County’s website. At the time of my rebuttal, the latest available analysis was the
 16 BOA as of December 31, 2014, dated November 19, 2015 (“2014 BOA”). The
 17 discussion of the County’s 2014 BOA in my rebuttal testimony focused on identifying
 18 the larger remaining non-residential development cases (greater than or equal to 100,000
 19 square feet as contained in Table 10 of the 2014 BOA) and residential development cases
 20 (greater than or equal to 25 units as contained in Table 7 of the 2014 BOA), commonly
 21 referred to as the “pipeline.” (See my Rebuttal Schedule 2.) It did not, and was not



1 A comparison of the development cases that I used from the County's 2014 and 2015
2 BOAs is included as my Remand Direct Schedule 1. I have highlighted the year-over-
3 year changes in yellow.

4 As can be seen, the Latsios and Cushing Road developments have dropped out of the
5 2015 BOA and the Blackburn development has been added. It should be noted that,
6 according to the County's BOA Methodology document that describes how the non-
7 residential and residential inventories are calculated, attached as my Remand Direct
8 Schedule 2, Pages 8-9, cases are removed as they are completed. This is important
9 because written comments filed on June 17, 2016, by Chris Price, the County's Planning
10 Director at the time, and Robert Weir, a former member of the Haymarket Town Council
11 and former member and chairman of the Haymarket Town Planning Commission (the
12 "Price-Weir Comments"), were critical of my analysis using the County's 2014 BOA.
13 The Price-Weir Comments claimed that a significant amount of land identified in that
14 analysis was held by public entities including the Virginia Department of Transportation,
15 and that the 175,500 square foot Cushing Road development was ultimately developed as
16 a commuter parking lot. Mr. Weir continued to perpetuate this narrative with his
17 affidavit that was filed as part of the Coalition to Protect Prince William County's Reply
18 to the Company's Response to Motion for Rehearing filed on September 22, 2017. As
19 seen in my Remand Direct Schedule 3, however, a visual progression of the Cushing
20 Road area from September 2011 through April 2016 clearly shows the development of
21 both a commuter lot and a 175,500 square foot building (the last page of my Remand
22 Direct Schedule 3 identifies the address and size of the building from the County's
23 ePortal website).

1 It should further be noted that the addition of the Blackburn development in the County's
2 2015 BOA, which accounts for the increase in the remaining non-residential and
3 residential development over the 2014 BOA, is located east of the Gainesville Substation
4 on the north and south side of Balls Ford Road, approximately ½ mile west of the
5 intersection of Balls Ford Road and Sudley Road. This is relevant because the Price-
6 Weir Comments demonstrate a lack of understanding as to how projects in the
7 Gainesville area would affect the need for the Project (e.g., Weir commented that "the
8 geographic locations of the development projects listed by Gill are curious in that several
9 are east of the Gainesville substation;" Price commented that "the testimony appears to
10 draw conclusions based on build out not just within the far western portion of the County
11 in and around the Town of Haymarket that but also within the Gainesville area to the
12 east"). Because NOVEC's Bethlehem Substation is adjacent to the Blackburn
13 development (on its west side), and because NOVEC's 115kV Circuit #923, which is
14 sourced by the Company's Gainesville Substation (via NOVEC's Gainesville Delivery
15 Point), feeds Bethlehem Substation then continues to run along Balls Ford Road at the
16 northern perimeter of the Blackburn development, load from the Blackburn development
17 will have an effect on the Gainesville Substation load.

18 As noted on pages 4 and 5 of my rebuttal testimony, if load from the "remaining
19 development," including load from the data center projects, is served from the
20 Gainesville Substation and the proposed Project is not constructed, this will create direct-
21 connected loads above 300 MW at Gainesville Substation, which could result in a
22 violation of mandatory North American Electric Reliability Corporation ("NERC")
23 Reliability Standards.

1 **Q. Have there been any other developments that support the view of Prince William**
2 **County as a dynamic and growing area with a great deal of residential and**
3 **commercial development?**

4 A. Yes. One example is the Home Depot development mentioned at the hearing. It is my
5 understanding that the Home Depot is anticipated to be part of a planned Haymarket
6 Village Center (PLN2008-00668 - REZ2017-00020 – SUP2017-00040), which is a
7 108,000 square foot home improvement store with 28,000 square foot garden center; a
8 22,000 square foot grocery store; 46,000 square feet of shopping center; and a 4,000
9 square foot restaurant on a 125.376 acre parcel identified by GPIN 7298-54-0948.

10 It is also my understanding that the County has approved the planned Village at
11 Heathcote Medical Office on the north side of I-66, west of Route 15 (PLN2004-00298 -
12 REZ2017-00025), which has a minimal size of 35,000 square feet and a planned
13 development to contain a mix of employment and service commercial users on an over 15
14 acre parcel identified by GPIN 7298-83-6287 and 7298-83-6418.

15 As another example, Prince William County has announced a new large residential
16 development, which is slated for the parcel of land directly adjacent to the data center
17 projects and the Company's proposed Haymarket Substation. In the Prince William
18 Newsletter July 2017 edition,¹ which is attached as my Remand Direct Schedule 4, the
19 County discusses the approval by the Board of Supervisors of a new 490-home age-
20 restricted community known as Carter's Mill.

¹ The Prince William Newsletter is a publication of Virginia Newsletters, LLC, a paid newsletter to which the Company subscribes.

1 Company Witness Harrison S. Potter addresses the anticipated load projections for these
 2 three developments.

3 Further, as seen in my Remand Direct Schedule 5, the residential development at
 4 Haymarket Crossing, located west of Route 15 and north of I-66, is proceeding with
 5 construction. This development was originally identified in the County’s 2014 BOA (as
 6 PLN2013-00291) with a maximum of 316 residential units; these units were
 7 inadvertently omitted from my Rebuttal Schedule 2. The remaining residential
 8 development total was adjusted downward to 216 units in the County’s 2015 BOA
 9 (REZ2015-20010). Neither residential total (316 or 216) for Haymarket Crossing is
 10 included in the comparison contained in Remand Direct Schedule 1 mentioned above.

11 Also, in the Prince William Newsletter March 2017 edition, attached as my Remand
 12 Direct Schedule 6, the cover story is about a rezoning request for property located in the
 13 Route 29 corridor—the Zetlin property at the intersection with Old Carolina Road (in the
 14 Company’s Gainesville service area)—in which the applicants are looking to construct a
 15 200-unit, age-restricted, multi-family development. As a result of the rezoning request,
 16 the County planning staff wants to look closely at a broader swath of the Route 29
 17 corridor in the area because they “often have pre-zoning application meetings with
 18 property owners or developers looking to do something in this area that includes
 19 residential or retail but it’s not consistent with the existing planning map.” Further, on
 20 page three of the newsletter, it is briefly noted that “board members unanimously
 21 approved a proposal (Rezoning #REZ2016-00020) to rezone an 18-acre site near the
 22 intersection of Bethlehem and Balls Fords Roads from A-1, Agricultural, to M-1, Heavy
 23 Industrial, to enable future development—possibly for a data center.” While this site is in

1 NOVEC service territory and is located within the Data Center Opportunity Overlay
 2 District, the northern edge of the property is within approximately 500 feet of NOVEC's
 3 Bethlehem Substation that, as mentioned previously, is sourced by the Company's
 4 Gainesville Substation. Notably, both of these projects, the Zetlin property and the 18-
 5 acre parcel, are presently zoned A-1, Agricultural, so are not included in my Remand
 6 Direct Schedule 1 analysis. Nevertheless, both projects will contribute to the load growth
 7 on the Gainesville Substation.

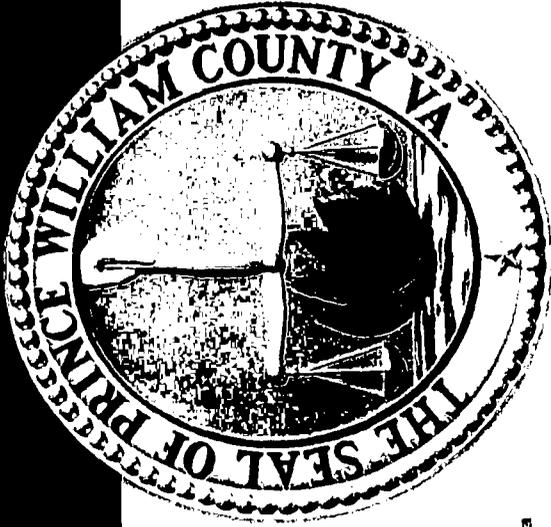
8 **Q. How does the additional development you have discussed impact the need for the**
 9 **Project?**

10 A. The need for an additional transmission source in the Haymarket Load Area continues to
 11 grow. As the area continues to add development it will undoubtedly need additional
 12 transmission facilities. Without the new Haymarket Substation to relieve the Gainesville
 13 Substation, all of the planned and potential development noted above would be served
 14 from transmission and distribution sources originating from the Company's existing
 15 Gainesville Substation.

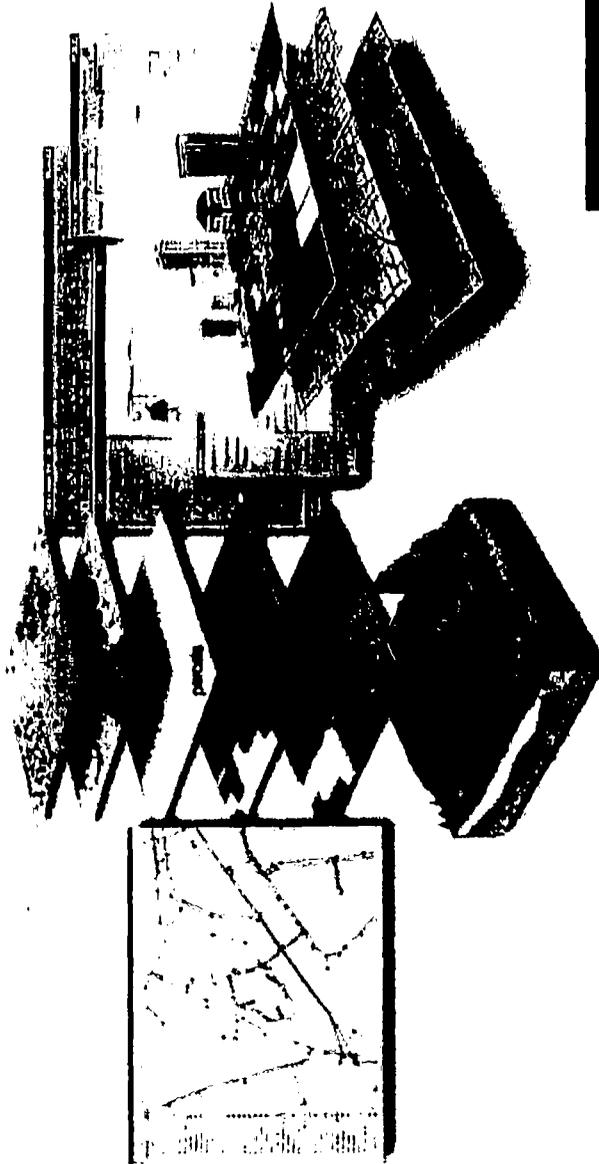
16 **Q. Does this conclude your remand direct testimony?**

17 A. Yes, it does.

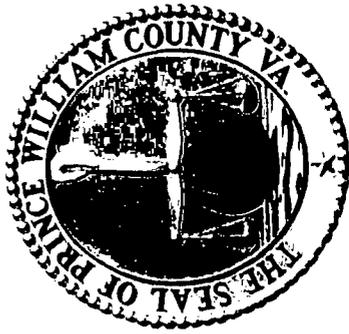
Prince William County Build-Out Analysis - Comparison of 2015 vs 2014									
Non-Residential Inventory									
Case Name	Case Number	Zone	Remaining Sqft 2015 BOA	Remaining Sqft 2014 BOA	District	DVP or NOVEC	Notes		
Madison Square	pln2008-00325	pmd	162,200	162,200	Brentsville	DVP	Rt 29 & Rt 15		
Haymarket Crossing	pln2008-00668	pbd	712,239	712,239	Gainesville	DVP	north & south of I-66; n/o Customer		
Heritage Hunt - Sims Property	pln2013-00259	pmd	700,000	700,000	Gainesville	DVP	e/o Catharpin; between I-66 & Heathcote		
Heritage Hunt Commercial	pln2003-00046	pbd	199,450	199,450	Gainesville	DVP	Heathcote Blvd		
Latsios-Hinnatt-BOCS	rez1979-0039	M-2	0	0	Gainesville	DVP	near I-66 & Rt 29; DELETED - not in 2015 analysis		
Midwood	pln2003-00162	pbd	860,724	860,724	Gainesville	DVP			
Midwood Center	pln2003-00108	pbd	300,401	300,401	Gainesville	DVP			
Southview	rez1997-0004	B-1	1,132,560	1,132,560	Gainesville	DVP	northside Rt 55 @ Catharpin Rd		
Village Place	pln2002-00139	pmd	650,200	650,200	Gainesville	DVP	southside Rt 55 @ Catharpin Rd		
TOTAL DVP			4,717,774	4,886,841			previous DVP TOTAL = 4,886,841 Sqft		
Ballsford	rez1998-0019	pbd	398,803	398,803	Gainesville	NOVEC	GV Ckt 923		
Blackburn	pln2014-00040	pmd	1,115,000	0	Gainesville	NOVEC	GV Ckt 923; NEW - not in 2014 analysis; See REZ2015-11		
Cushing Road	pln2014-00225	M/T	0	175,500	Gainesville	NOVEC	GV Ckt 923; DELETED - not in 2015 analysis		
Hunter at Haymarket	pln2010-00182	O(M)	343,146	343,146	Brentsville	NOVEC	Rt 15 w/o Somerset; Broad Run Ckt		
Libby	rez1981-0015	M-1	405,996	405,996	Gainesville	NOVEC	Balls Ford Rd; GV Ckt 923		
Westmarket	rez1988-0081	B-1	214,118	214,118	Gainesville	NOVEC	Heathcote Blvd & Rt 15; Evergreen Ckt		
Wheeler	rez1958-0043	B-1	118,135	118,135	Gainesville	NOVEC	GV Ckt 923 - near Battlefield Sub (AOL/BECO data center)		
Wheeler Smith Wood Solite	rez1969-0021	M-1	1,855,819	2,012,799	Gainesville	NOVEC	Balls Ford Rd; GV Ckt 923; previously 2,012,799 Sqft		
TOTAL NOVEC			4,451,017	3,668,497			previous NOVEC TOTAL = 3,668,497 Sqft		
TOTAL DVP and NOVEC			9,168,791	8,555,338			previous DVP and NOVEC TOTAL = 8,555,338 Sqft		
Prince William County Build-Out Analysis - Comparison of 2015 vs 2014									
Residential Inventory									
Case Name	Case Number	Zone	Remaining Units 2015 BOA	Remaining Units 2014 BOA	District	DVP or NOVEC	Notes		
Madison Square	pln2008-00325	PMD	25	25	Brentsville	DVP			
Village Place	pln2002-00139	pmd	167	167	Gainesville	DVP	southside Rt 55 @ Catharpin Rd		
Madison Crescent Proffer Amendment	pln2013-00174	PMD	71	71	Brentsville	DVP/NOVEC	GV Ckt 923; NEW - not in 2014 analysis; See REZ2015-11		
Blackburn	pln2014-00040	PMR	337	0	Gainesville	NOVEC	Somerset Crossing		
Haymarket Landing	pln2006-00517	R-4	60	60	Brentsville	NOVEC	Somerset Crossing & Rt 15		
Hunter at Haymarket	pln2010-00182	R-4	25	25	Brentsville	NOVEC			
University of Virginia Property	pln2003-00373	SR-1	150	150	Brentsville	NOVEC			
Villages of Piedmont II	pln2011-00359	R-4	116	130	Brentsville	NOVEC	Rt 15 s/o RR; previously 130 units		
Villages of Piedmont II	pln2011-00359	R-6	236	261	Brentsville	NOVEC	Rt 15 s/o RR; previously 261 units		
TOTAL			1187	889			previous TOTAL = 889 units		



Build-Out Analysis



Methodology



PRINCE WILLIAM COUNTY
PLANNING OFFICE
5 County Complex Court
Prince William, Virginia 22192-9201
(703) 792-7615

www.pwcgov.org/planning

Christopher M. Price, AICP
Director of Planning

November 14, 2014

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Prince William County | Build-Out Analysis 2013



Introduction

Build-Out Analysis is a projection of the maximum allowable future development within a locality. This analysis does not show the ideal or preferred conditions, but rather provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas within the County. The resulting charts, numeric data, and graphics depict how Prince William County is maturing and can be used to assess how well current regulations are implementing plan policies. The Build-Out Analysis results are also useful for comparing alternative development scenarios based on proposed changes to existing long-range land use designations.

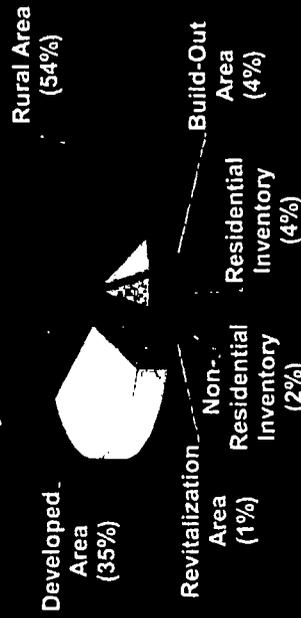
The County's geographic information system (GIS) has been used to create layers and tables to monitor different types of development within the County at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cemeteries, etc. These layers are compared against each other to determine remaining and future growth capacity.

This Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and *Comprehensive Plan* amendments that have been issued or approved during the year. The data provided in this report shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the "pipeline". Non-residential development is also analyzed in this report by the same factors. This report includes estimates of residential and non-residential capacity in "revitalization areas" where existing development density or intensity is significantly less than that permitted by existing zoning.

Supplemental sections provide information regarding parks, open space, and existing land use. Parks and protected open space acreage generally grows each year as land is acquired for parks, subdivisions designate open space areas, and conservation easements are recorded. Also included is the current land use in the County, reported by land use categories, and depicted on a map as well. The land use categories were developed in conjunction with the Watershed Management Division for watershed planning purposes and utilities assessment data to determine land use. Finally, a section with instructions on using the case number provided in the inventories to locate a project on County Mapper XM, the County's web-based Geographical Information System, is included.

Quick Facts!

For purpose of the build-out analysis the County is divided into 6 areas.





Introduction

Component Areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for redevelopment.

Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, parks, churches, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area.

Build-Out Area

The build-out area is undeveloped A-1 zoned land that is not in the rural area. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that these "stale" zoning cases will be rezoned to a higher intensity use in accordance with the *Comprehensive Plan*. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.

Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped, while others may be a complete project that has no development started. Both the residential and non-residential inventory areas are divided into rural and non-rural to create four separate areas for tracking purposes.

Revitalization Areas

The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use designation. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These



Introduction

designations offer a high and low range for residential development and a high and average range for non-residential developments. An approximate mid-range was used for residential calculations and an averaged FAR was used for non-residential calculations.

Rural Area

The rural area covers more than fifty percent of the County. This area contains large residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. Marine Corps Base Quantico is also in the rural area and includes large-scale residential and non-residential uses but they are not included in the report as they are not subject to County zoning. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process to determine future growth potential.

Build-Out Analysis Methodology

Methodology Used to Calculate Undeveloped Land

1. Acreage was determined for each land use category using the County's GIS. Lands already developed were then subtracted, as were lands zoned but not yet developed (residential and non-residential inventories). Government land not yet designated public land (PL), such as new schools or fire stations, was also subtracted. Navigable waterways were also removed from the undeveloped land areas as these are not subject to development.
2. Developed land was land not zoned for agricultural purposes or any A-1 zoned land shown as being subdivided into residential lots. Aerial photography was also used to review lots with major improvements. Lots with significant improvements that contained large multi-family unit clusters or other large permanent structures, such as churches, private schools, or utilities were also considered to be developed land.
3. The FARs reflected in Tables 1 and 2 (page 9) were created by comparing numerous existing commercial and industrial areas to determine the average floor area ratios that are actually built. The gross floor area provided does not offer a mid-range, but an average approximation of what might be built using current trends. State, county, municipal, and federal buildings were included in the non-residential gross floor area totals. Churches, transit, and utility companies were also included.
4. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.

B. Residential Inventory Methodology

The residential inventory compares the zoning data layer in the GIS against the premise address layer in GIS. The zoning layer records permitted unit densities. Reported unit densities are the proffered amount, theoretical yield, or subdivision lot count total. The premise address layer is merged with Real Estate Assessments data to determine unit type and occupancy status. Cases are removed from the residential inventory as they are completed.

Build-Out Analysis Methodology

C. Non-Residential Inventory Methodology

The non-residential inventory was derived from the zoning layer in the GIS and the premise address layer through Real Estate Assessments. All cases that are either undeveloped or not yet completed are shown in the table. It does not distinguish between the type or purpose of the square footage to be built. Real Estate Assessments records the current total of built square feet per parcel. Recent unbuild or partially built rezoning cases have a proffered amount of allowable gross floor area. When these totals were available, they were used. Older zoning cases were reviewed and an average FAR was applied to the acreage based on its zoning classification to calculate a potential yield. Table 2 (page 9) shows the average FARs that were used for these calculations. Cases are removed from the non-residential inventory as they are completed.

D. Revitalization Areas Methodology

Three specific areas of the County were examined for potential revitalization. These are older areas of the County that have at their core one of the three redevelopment overlay districts (ROD). Two of the three areas are included in the Potomac Communities Revitalization Plan. The Woodbridge ROD connects the North Woodbridge and Neabsco Mills study areas and the Triangle ROD is encompassed by the Triangle study area. The third revitalization area is centered on the Yorkshire ROD. These areas contain parcels that may have a non-agricultural zoning designation and, therefore, they are not included in the Build-Out area (item A above). These areas are not included in the residential inventory. The majority of these RODs have not been utilized to their potential in their current zoning district or in accordance with their long-range land use classification. The same methodology that was used in the build-out area above was used to calculate the housing and non-residential development potential of these areas.

E. Public Lands Methodology

Public lands are in the development area identified in the County's public land inventory or open space inventory. These areas include public facilities such as schools and fire stations, utilities, churches, and numerous parks or open space areas. These areas are not included in the build-out calculations. They are assumed to be built to their intended purpose and are not referenced in any charts or tables. Their existing non-residential square feet of gross floor area have been added into the existing total of the development area.

Build-Out Analysis Methodology

F. Developed Areas Methodology

This area contains lands in the development area designated for public use and any other lands not included in the above categories.

II. Rural Area

A. Residential Methodology

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 deed acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 deed acres, but more than 1 deed acre, were assumed to have the potential for one residential unit. Family subdivision of lots within the rural area allows for lots as small as one acre to be created, but this was not considered in these calculations. The rural area also contains Marine Corps Base Quantico, Prince William Forest Park, the Manassas National Battlefield Park, many churches, utilities, and numerous other park or open space areas that were not used in the calculations. These parcels were assumed to be built to their intended purpose. Large established businesses were also removed from the calculations.

B. Non-Residential Methodology

This area also has the potential for non-residential gross floor area in the form of agricultural and non-residential uses, but this can only be determined on a site-by-site basis, so no projected non-residential uses were calculated. The existing non-residential square feet of gross floor area have been added into the existing total of the rural area.

Non-Residential Inventory Floor Area Ratio Trends



Table 1

Long-Range Land Use Designation	LRLU Districts and FAR Values	
	Allowable FAR	Average FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 2

Zoning District Designation	Zoning Districts and FAR Values	
	Allowable FAR	Average FAR (used for calculations)
B-1	0.4	0.2
B-2	0.3	0.15
B-3	0.1	0.1
M-1	0.5	0.25
M-2	0.5	0.25
M/T	0.75	0.3
O(F)	0.5	0.3
O(H)	1.25	0.5
O(L)	0.35	0.2
O(M)	0.65	0.3
PBD	0.5	0.3
PMD	0.75	0.5
PMR	0.3	0.3
RPC	0.3	0.3

List of Abbreviations

A-1	Agricultural zoning district	M-1	Heavy Industrial zoning district
A-1C	Agricultural Clustered zoning district	M-2	Light Industrial zoning district
AE	Agricultural or Estate long-range land use classification	M/T	Industrial/Transportation zoning district
B-1	General Business zoning district	MCB	Marine Corps Base
B-2	Neighborhood Business zoning district	MF	Multi-family dwelling
B-3	Convenience Retail zoning district	MTN	Mass Transit Node long-range land use classification
BOCS	Board of County Supervisors	NC	Neighborhood Commercial long-range land use classification
CEC	Community Employment Center long-range land use classification	O	Office long-range land use classification
CR	Convenience Retail long-range land use classification	O(F)	Office/Flex zoning district
DU	Dwelling units	O(H)	High-Rise Office zoning district
EI	Industrial Employment long-range land use classification	O(L)	Low-Rise Office zoning district
ER	Environmental Resource long-range land use classification	O(M)	Mid-Rise Office zoning district
FAR	Floor Area Ratio	PBD	Planned Business District zoning district
FEC	Flexible-Use Employment Center long-range land use classification	PL	Public Land long-range land use classification
GC	General Commercial long-range land use classification	PMD	Planned Mixed Use District zoning district
GFA	Gross Floor Area	PMR	Planned Mixed Residential zoning district
GIS	Geographic Information System	PWC	Prince William County
HOA	Homeowners Association	R-2	Suburban Residential zoning district
LRLU	Long-Range Land Use	R-2C	Suburban Residential Clustered zoning district

List of Abbreviations

R-4	Suburban Residential zoning district	SRL	Suburban Residential Low long-range land use classification
R-4C	Suburban Residential Clustered zoning district	SRM	Suburban Residential Medium long-range land use classification
R-6	Suburban Residential zoning district	SRR	Semi-Rural Residential long-range land use classification
R-16	Suburban Residential High zoning district	SUP	Special Use Permit
R-30	Urban Residential zoning district	TH	Townhouse dwelling
RCC	Regional Commercial Center long-range land use classification	UMU	Urban Mixed-Use long-range land use classification
REC	Regional Employment Center long-range land use classification	URH	Urban Residential High long-range land use classification
REZ	Rezoning	URL	Urban Residential Low long-range land use classification
ROD	Redevelopment Overlay District	URM	Urban Residential Medium long-range land use classification
RPC	Residential Planned Community zoning district and long-range land use classification	VMU	Village Mixed-Use long-range land use classification
SF	Single-family detached dwelling or Square Feet	VDOT	Virginia Department of Transportation
Sq Ft	Square feet		
SR-1	Semi-Rural Residential zoning district		
SR-1C	Semi-Rural Residential Clustered zoning district		
SR-3	Semi-Rural Residential zoning district		
SR-3C	Semi-Rural Residential Clustered zoning district		
SR-5	Semi-Rural Residential zoning district		
SR-5C	Semi-Rural Residential Clustered zoning district		
SRH	Suburban Residential High long-range land use classification		

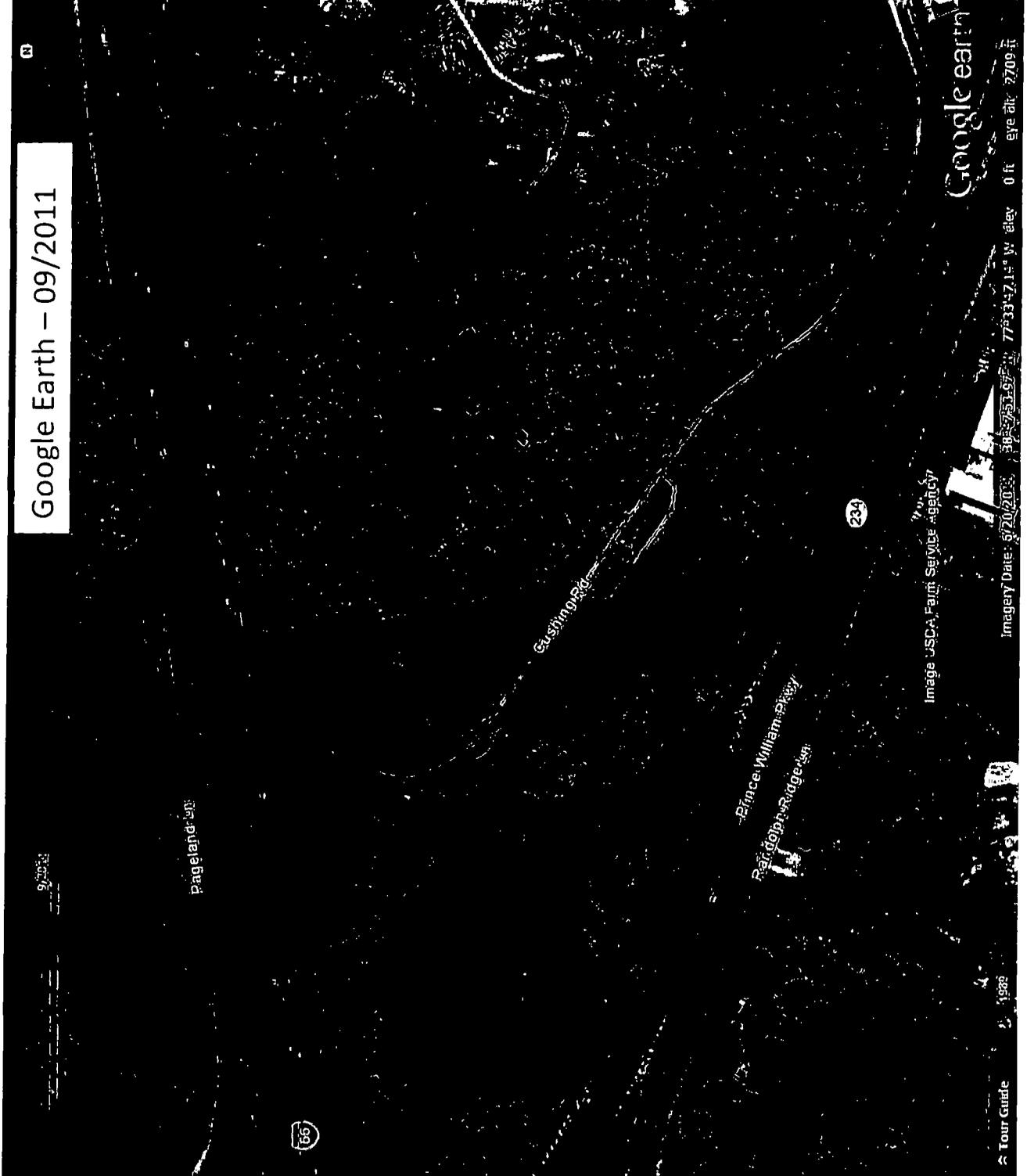


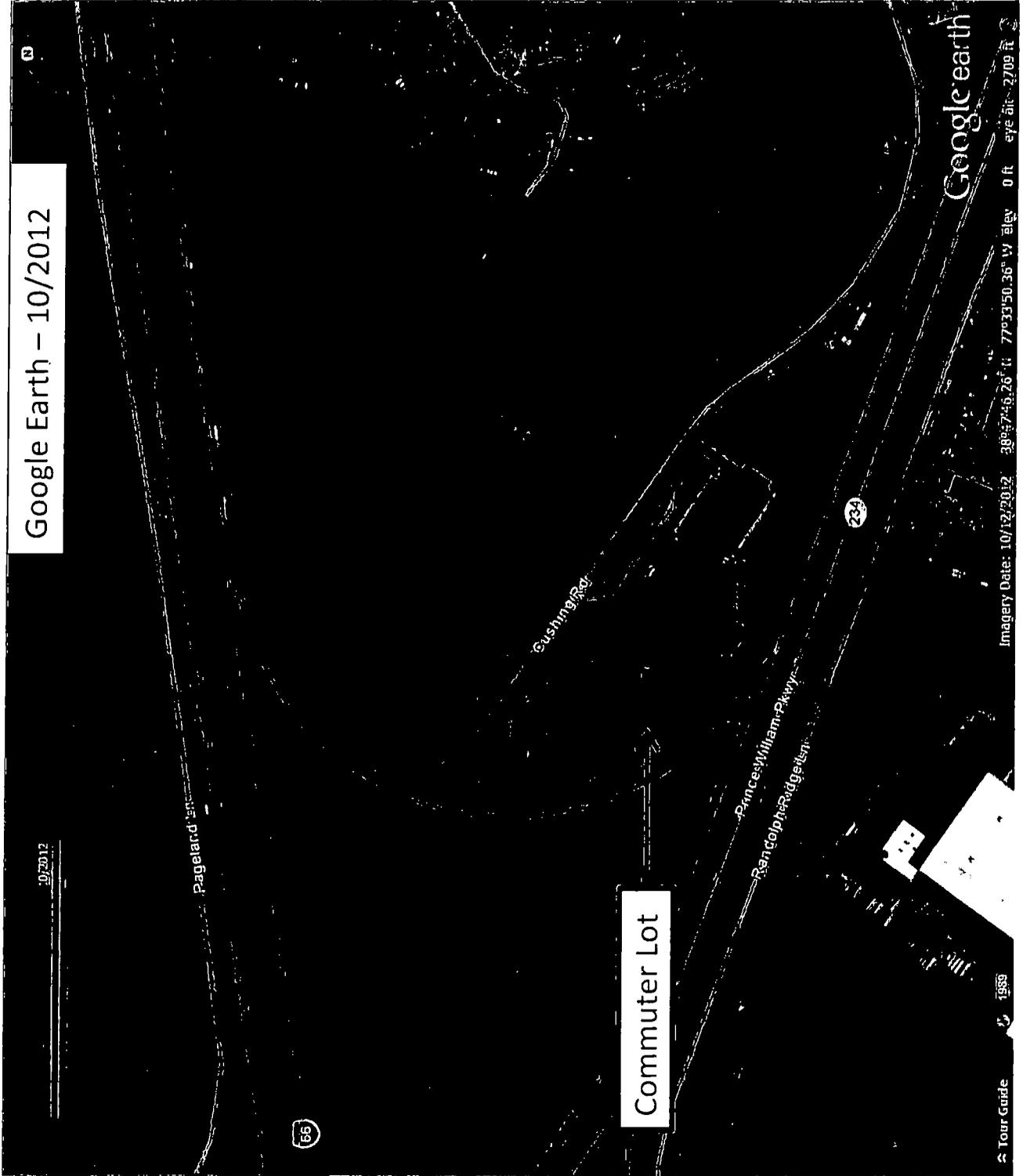
Planning Office



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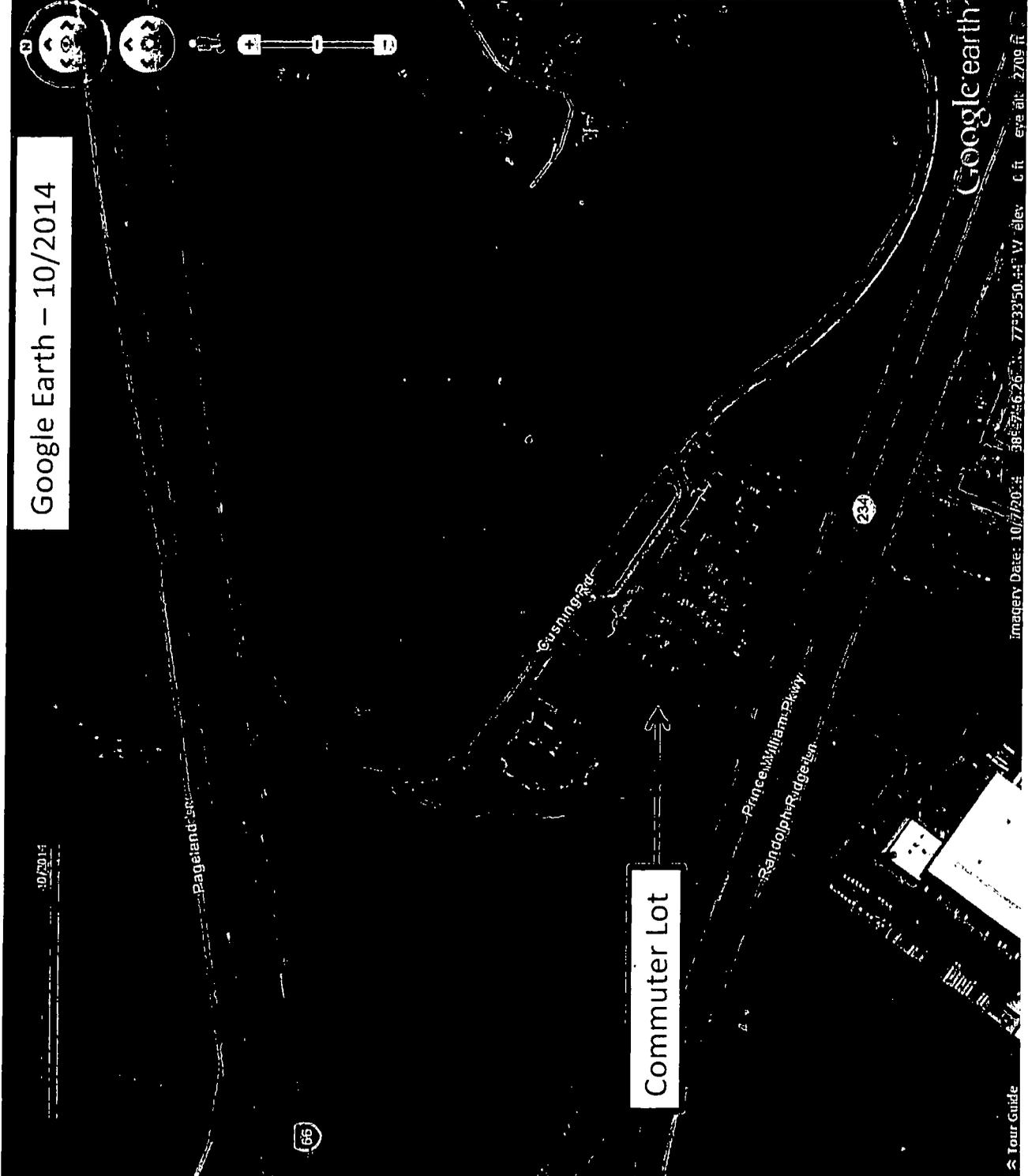
Google Earth - 09/2011





Google Earth - 10/2012

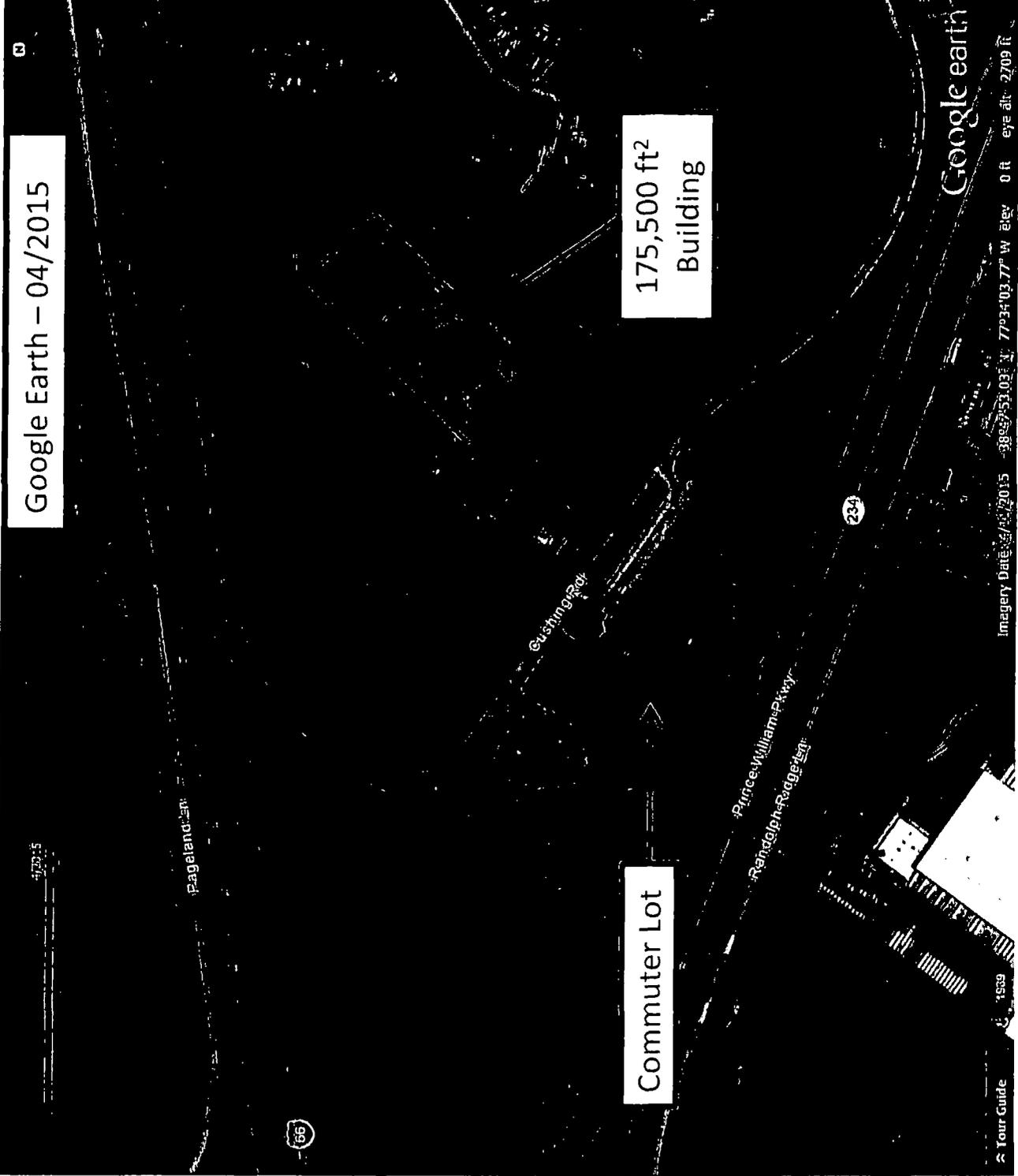
Commuter Lot



Google Earth - 10/2014

Commuter Lot

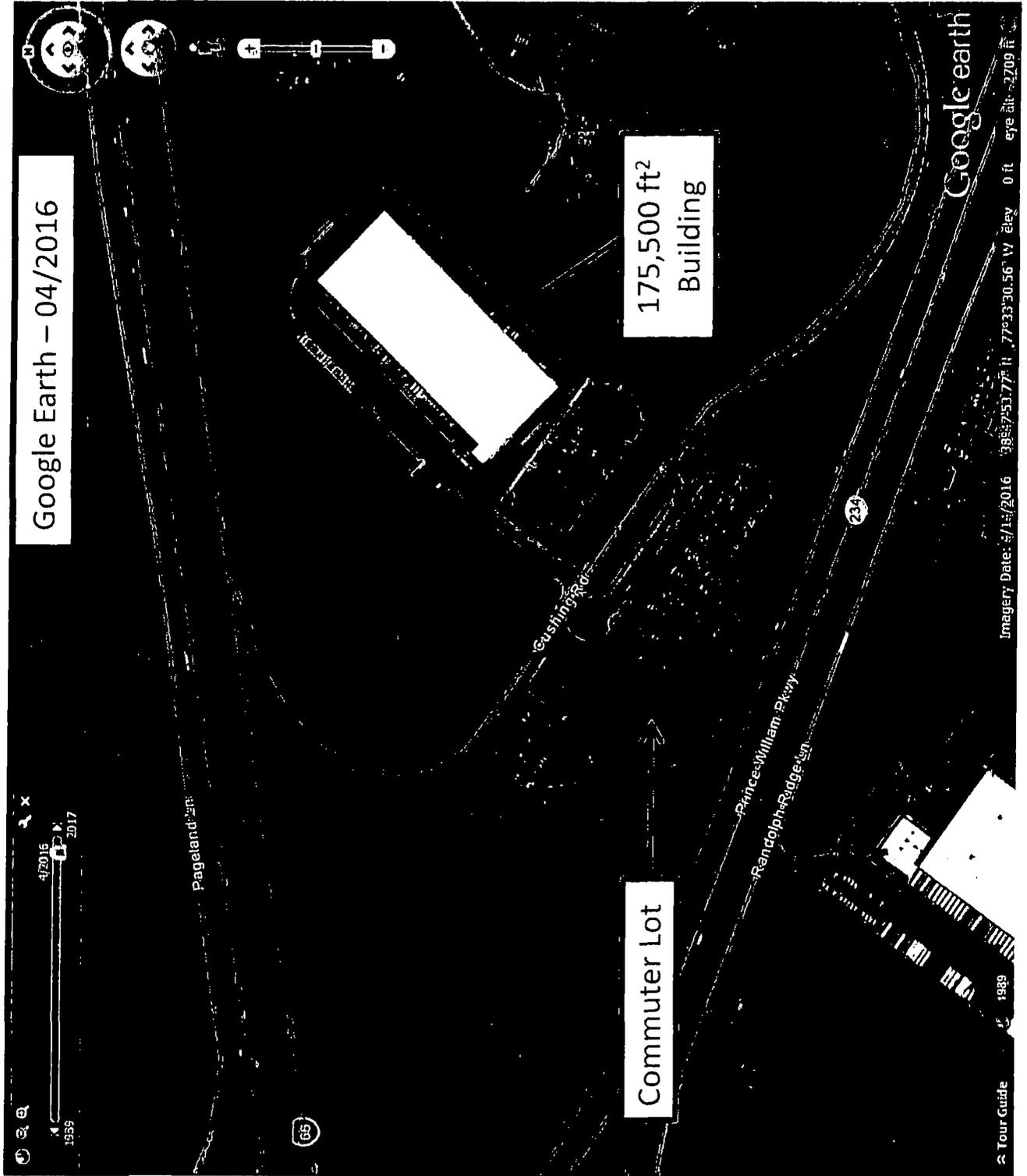
Google Earth - 04/2015



175,500 ft²
Building

Commuter Lot

04042015



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Plan Number: 14-00216R00S02

Plan Details

Type: Site Plan **District:** 20 - Gainesville
Work Class: Final **Square Feet:** 175500
Status: Approved
Apply Date: 5/29/2014
Expire Date: 3/13/2015
Complete Date: 2/9/2015
Approval Expire Date: 2/10/2020

Description: CUSHING ROAD LC...
 CUSHING ROAD LC -
 SITE PLAN FINAL FOR
 COMMERCIAL

Primary Address Details

Parcel: 7597-04-1563
Address: 7303 CUSHING RD
 MANASSAS, VA 20109
 United States

Contact Details

Type	Company	First Name	Last Name	Title
Developer	SUNCAP PROPERTY GROUP	JON	PHILLIPS	

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The PRINCE WILLIAM Newsletter

Your Real Estate News and Research Resource

Volume 33, Number 7 • July 2017

Board Approves 490-Home Age-Restricted Community in Gainesville

Despite the reservations of the county's planning staff, the Prince William Board of County Supervisors has given the go-ahead to Pulte for its proposed age-restricted community in Gainesville. In July, the board approved a comprehensive plan amendment and rezoning (CPA#PLN2013-00182; REZ#PLN2013-00190) to enable the project, called Carter's Mill. The 490-unit development will be built on a 128-acre swath of land on the south side of Route 55, due west of its intersection with Route 15.



Carter's Mill Locational Map; Source: Prince William County

According to county planner Steve Donohoe, staff concerns about the project have remained the same since the board held public hearings on an earlier iteration of the same plan, formerly known as Midwood. Staff has long contended that the loss of land planned for commercial development conflicts with the county's strategic goal to expand its economic base, he said.

But during the board's July 18th public hearing, the developer suggested that the new plan actually would contribute to job creation as part of a burgeoning health care cluster in the area. Attorney Peter Dolan (Walsh, Colucci, Lubeley & Walsh) said that his client, the applicant, had studied the development patterns in the area. He noted that the expansion of Novant's hospital campus at Market Center had spurred commercial activity in that area, located nearby but on the other side of the I-66/Route 15 interchange.

More than 1.5 million-square feet of potential office and 800,000-square feet of retail space have been approved there. In addition, he said, Kaiser Permanente has a contract on a site along Heathcote Boulevard near Novant, where the healthcare provider plans to build a 38,000-square foot medical office building. "They sent a letter of support for this project," he said.

Project Complements Health Care Cluster. While the acreage along Heathcote Boulevard on the other side of I-66 works well for additional commercial uses, the 128-acre site along John Marshall Highway is better suited for residential uses, Dolan said. "Employment and non-residential growth is appropriate for along Heathcote, closer to 15, and I-66, but non-residential is not appropriate for the subject property." Dolan noted that the proposed residential density is similar to adjacent neighborhoods.

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Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) gina@virginianewsletters.com

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The PRINCE WILLIAM Newsletter

New Tracking System for Proffer Fulfillment Instituted

Effective August 7th, 2017, the county will have in place an updated system to track completion of proffers and special conditions associated with rezonings approved by the board of supervisors. The system includes a spreadsheet and checklist to be completed by the developer at various stages along the construction process, with monitoring and oversight by the county's development services division.

For rezonings and special use permits approved after the August effective date, county staff will prepare a proffer/condition analysis spreadsheet. Developers are required to update the spreadsheet as they move through the various stages of the construction process, through to the request for bond release.

Developers with projects currently underway will need to prepare and submit a proffer analysis that conforms to the new format, but staff will not prepare the initial documents. According to Wade Hugh, director of the county's Department of Development Services, the change enables better tracking and monitoring to ensure proffer commitments are met. "We've always required this. The only difference today is that we are standardizing the format."

Another difference is increased monitoring. While the county has always asked for reports on compliance at three stages – site plan, bond extension, and bond release – the rule has not been enforced. "The trigger points have always been the same. But we've been very lax in particular at collecting reports at bond release," Hugh said. "The requirement has always been there, it's just that we haven't asked." Now, an auto-generated form will be issued, prepopulated with project details and information. The developer's project engineer will have to plug in the status of the various proffer conditions associated with the project in the appropriate cells.

Hugh added that the bond release reporting comes with an additional level of detail, over and above what was required in the past. "We want a statement that confirms compliance, plus visual evidence – such as a picture – that the conditions have been met," he said, adding the new requirement addresses a concern in the past that due to insufficient oversight the county has released bonds in instances where developers may not have fulfilled all the proffer conditions. "Sometimes, we would have a citizen coming in and saying there was a proffer related to that

development but they didn't do it and you missed it." Going forward, the county will want proof of compliance, Hugh said. For more information, contact: Steve Hall.

State of the Prince William Residential Market: 2nd Quarter 2017

The average selling price of new townhomes and condominiums in Prince William County increased in the second quarter of 2017. In particular, the escalation in condo selling prices reflects a longer-term upward trajectory. Condo buyers today are spending almost 14-percent more than they did two years ago and about 8-percent more compared to the same period last year.

The trend could be an indication of growing demand and relatively limited supply: Globe Street reports that as millennials begin to create families of their own they are looking to purchase their first home. At price points several hundred thousands of dollars below the average price of a new single family home in the county, condominiums and townhomes are considerably more affordable. Meanwhile, the average selling price of a new single family home in Prince William County pulled back slightly from its first quarter high, while still above 2016 levels.

And although the pace of new home construction in the county – as measured by the number of building permits pulled – picked up compared to the first three months of the year, it remains under 2016 levels.

Nation-wide, builders are expressing concern over the shortage of land – specifically lots suitable for residential development. In a recent survey conducted by the National Association of Homebuilders, 64-percent of builders said that the supply of developed lots in their area was either low or very low.

NAHB reported that this is the largest share of builders reporting low to very low lot supply since the association began periodically asking the question in 1997 on its monthly survey. These shortages translate to higher land costs, which, in turn, push selling prices higher. Eighty-one percent of respondents to the NAHB survey said that the price of lots in the most desirable locations had increased over a year ago. Builders also said that lots in less desirable locations cost more than they did a year ago as well. NAHB noted that land availability was critical to the on-going recovery in the housing market.

The PRINCE WILLIAM Newsletter

By the Numbers: Second Quarter 2017 Prince William County Housing Data*

Prince William County Residential Building Permits 2011 – 2nd Quarter 2017
 Source: The Prince William Newsletter

Product Type	2011	2012	2013	2014	2015	1 st Q 2016	2 nd Q 2016	3 rd Q 2016	4 th Q 2016	Total 2016	1 st Q 2017	2 nd Q 2017
Condo	9	36	158	145	128	19	35	42	38	134	16	40
Single Family Detached	597	513	749	579	628	172	186	164	137	659	129	140
Single Family Attached	49	60	687	300	403	134	96	110	67	407	78	106
Total	655	609	1,594	1,024	1,159	325	317	316	242	1,200	223	286

New Home Sales Volume in Prince William County 2011 – 2nd Quarter 2017
 Source: The Prince William Newsletter

Product Type	2011	2012	2013	2014	2015	1 st Q 2016	2 nd Q 2016	3 rd Q 2016	4 th Q 2016	Total 2016	1 st Q 2017	2 nd Q 2017
Condo	459	249	219	129	223	34	88	43	47	212	28	38
Single Family Detached	1,181	957	758	579	581	111	204	195	178	688	114	160
Single Family Attached	335	236	339	527	604	122	166	193	165	646	105	118
Total	1,975	1,442	1,316	1,235	1,408	267	458	431	390	1,546	247	316

New Home Sales in Prince William County
 Average Selling Prices, 2013 - 1st Quarter 2017
 Source: The Prince William Newsletter

Period	Condo	Single Family Detached	Single Family Attached
1 st Q 2013	\$ 275,724	\$ 509,026	\$ 345,179
2 nd Q 2013	291,685	529,001	348,326
3 rd Q 2013	318,696	554,093	345,932
4 th Q 2013	288,722	560,160	355,934
1 st Q 2014	294,924	577,020	353,726
2 nd Q 2014	302,430	605,208	358,145
3 rd Q 2014	293,857	615,917	359,805
4 th Q 2014	309,249	622,818	385,042
1 st Q 2015	325,170	620,982	348,863
2 nd Q 2015	303,394	620,872	380,412
3 rd Q 2015	305,847	617,651	363,961
4 th Q 2015	312,551	619,179	351,423
1 st Q 2016	307,289	609,268	356,531
2 nd Q 2016	318,686	623,050	373,184
3 rd Q 2016	333,347	625,498	369,990
4 th Q 2016	332,461	621,514	381,824
1 st Q 2017	339,013	634,049	379,225
2 nd Q 2017	344,370	628,168	382,264

*All data for Prince William County only; excludes City of Manassas and City of Manassas Park

The PRINCE WILLIAM Newsletter

Briefly Noted...

...Board approves across-the-board land development fee increases. The group approved the increases at the July 18 meeting. New fees were added, for quality control and bond administration, among others. According to Wade Hugh, director of the county's Department of Development Services, the changes were necessary to cover the department's costs. "We are a fee-based agency but we never had a way to cover our costs." Hugh noted that his department continues to look for ways to streamline development processes. Among the initiatives underway now is an effort to set up self-certification programs, in areas such as landscaping, architecture, and parking, to reduce the time and money associated with compliance. "The board's focus is primarily to streamline processes for commercial development but some of these things will help residential as well." See complete fee schedule.



Building Permits Issued June 2017 Residential

New Single Family Detached

Andrew & Katie Gardner, 13609 Newtonmore Place, Bristow, VA 20136; for 1 \$451,898 SFD at 14390 Snowhill Farm Lane, Haymarket, VA 20169 (contractor: New Dimensions Inc., 10611 Balls Ford Road, #101, Manassas, VA 20109);

Arielle & Andrew Bailey, 9900 Moor Green Drive, Manassas, VA 20112; for 1 \$383,186 SFD at 9880 Moor Green Drive, Manassas, VA 20112 (contractor: Trigon Homes LLC, 233 East Davis Street, #100, Culpeper, VA 22701);

Bill Lemaster, 12670 Lemaster Drive, Nokesville, VA 20181; for 1 \$220,000 SFD at 12670 Lemaster Drive, Nokesville, VA 20181 (contractor: Lemaster Homes Inc., 12846 Fitzwater Drive, Nokesville, VA 20181);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$205,000 SFD at 12260 Sedge Street, Bristow, VA 20136 (contractor: Brookfield Management Washington LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 2 \$205,000 SFD at 10537 and 10557

Blazing Star Loop, Bristow, VA 20136 (contractor: Brookfield Management Washington LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 2 \$252,000 SFD at 12252 and 12256 Sedge Street, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$210,000 SFD at 10525 Blazing Star Loop, Bristow, VA 20136 (contractor: Brookfield Management Washington LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$214,000 SFD at 10585 Blazing Star Loop, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Washington LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$200,000 SFD at 17926 Woods View Drive, Dumfries, VA 22026 (contractor: Brookfield Management Washington LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Carlos Perry III, 8142 Tall Timber Drive, Gainesville, VA 20155; for 1 \$625,000 SFD at 3700 Hall Manor Lane, Haymarket, VA 20169;

Cindy Kiser, 11196 Rienzi Place, #102, Manassas, VA 20109; for 1 \$349,000 SFD at 9904 Linton Hall Road, Bristow, VA 20136 (contractor: New Heritage Construction Corp., 11099 Victor Drive, Marshall, VA 20115);

Diane Lemaster, 13166 Sapphire Ridge Place, Bristow, VA 20136; for 1 \$230,000 SFD at 12720 Lemaster Drive, Nokesville, VA 20181 (contractor: Lemaster Homes Inc., 12846 Fitzwater Drive, Nokesville, VA 20181);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$200,000 SFD at 5847 Waterloo Bridge Circle, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 2 \$150,000 SFD at 5524 and 5532 Blackburns Ford Court, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD at 15093 Troon Court, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 17071 Belle Isle Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

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Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 2121 River Heritage Boulevard, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 2097 River Heritage Boulevard, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 17156 Belle Isle Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 17055 Belle Isle Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Hidden Creek Community LLC, 5593 Mapledale Plaza, Woodbridge, VA 22193; for 1 \$350,000 SFD at 13631 Hidden Creek Road, Manassas, VA 20112 (contractor: Ridgedale Inc., 5593 Mapledale Plaza, Woodbridge, VA 22193);

MS Signal Hill LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 2 \$200,000 SFD at 8214 and 8218 Skystone Loop, Manassas, VA 20111 (contractor: Miller & Smith Homes Inc., 8401 Greensboro Drive, #450, McLean, VA 22102);

MS Signal Hill LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 2 \$200,000 SFD at 9454 and 9463 Brightstar Drive, Manassas, VA 20111 (contractor: Miller & Smith Homes Inc., 8401 Greensboro Drive, #450, McLean, VA 22102);

Mary Scango, 205 West Springs Road, Columbia, SC 29223; for 1 \$229,594 SFD at 203 3rd Avenue, Quantico, VA 22134 (contractor: Americas Home Place, 4401 Plank Road, Fredericksburg, VA 22407);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 4628 Easterlin Way, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 12270 Cranford Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 12286 Cranford Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 12488 Southington Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 4405 Weejun Loop, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 12464 Southington Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025);

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 SFD at 3573 Clinton Ross Court, Triangle, VA 22172;

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 SFD at 3842 Clarke Farm Place, Woodbridge, VA 22192;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 2 \$150,000 SFD at 5662 and 12856 Hoadly View Court, Manassas, VA 20112 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025; for 1 \$150,000 SFD at 12316 Valley View Drive, Nokesville, VA 20181 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025; for 1 \$150,000 SFD at 2320 Harmsworth Drive, Dumfries, VA 22026;

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 2 \$159,000 SFD at 6629 and 6655 Muir Drive, Haymarket, VA 20169 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Pighini Builders Inc., 10291 Windy Ridge Lane, Nokesville, VA 20181; for 1 \$400,000 SFD at 12609 Homestead Drive, Nokesville, VA 20181;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 12309 Saint Helena Terrace, Bristow, VA 20136;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 8420 Cameros Valley Court, Bristow, VA 20136;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 8314 Dearnay Creek Way, Bristow, VA 20136;

Scott & Elena Kunkel, 16875 Stormy Drive, Haymarket, VA 20169; for 1 \$275,000 SFD at 16875 Stormy Drive, Haymarket, VA 20169;

Thomas Mill LLC, 5593 Mapledale Plaza, Woodbridge, VA 22193; for 2 \$200,000 SFD at 4928 and 4936 Quixote Court, Woodbridge, VA 22193 (contractor: Ridgedale Inc., 5593 Mapledale Plaza, Woodbridge, VA 22193);

Timothy & Janet Cliggott, 12849 Lemaster Drive, Nokesville, VA 20181; for 1 \$800,000 SFD at 12849 Lemaster Drive, Nokesville, VA 20181;

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Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044; for 2 \$150,000 SFD at 4383 and 4393 Gravelly Meadow Court, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044; for 1 \$150,000 SFD at 15617 Village Cove Place, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Trez Virginia LP, 14114 North Dallas Parkway, #265, Dallas, TX 75254; for 1 \$150,000 SFD at 2572 Passionflower Court, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Trez Virginia LP, 14114 North Dallas Parkway, #265, Dallas, TX 75254; for 1 \$150,000 SFD at 2604 Crossvine Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

WHI-Republic LLC, 11401 North Shore Drive, Reston, VA 20190; for 1 \$175,000 SFD at 3463 Shandor Road, Woodbridge, VA 22193 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

WHI-Republic LLC, 11401 North Shore Drive, Reston, VA 20190; for 2 \$175,000 SFD at 16162 and 16174 Raptor Crest Lane, Woodbridge, VA 22193 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

WHI-Republic LLC, 11401 North Shore Drive, Reston, VA 20190; for 1 \$175,000 SFD at 3459 Shandor Road, Woodbridge, VA 22193 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

Wentao Bo, 14638 Vint Hill Road, Nokesville, VA 20181; for 1 \$550,000 SFD at 14638 Vint Hill Road, Nokesville, VA 20181 (contractor: Bull Run Builders LLC, 6125 Dumfries Road, Warrenton, VA 20187);

William & Lisa Nonmaker, 12709 Camben Park Court, Bristow, VA 20136; for 1 \$636,000 SFD at 10701 Misty Creek Court, Nokesville, VA 20181 (contractor: Bull Run Builders LLC, 6125 Dumfries Road, Warrenton, VA 20187).

New Single Family Attached

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, #200, Reston, VA 20109; for 5 \$159,000 TH at 8826, 8828, 8830, 8832, and 8834 Englewood Farms Drive, Manassas, VA 20112 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, Reston, VA 20190; for 11 \$159,000 TH at 10528, 10530, 10532, 10534, 10536, 10720, 10722, 10724, 10726, 10728, and 10730 Hinton Way, Manassas, VA 20112 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, #200, Reston, VA 20109; for 1 \$159,000 TH at 10538 Hinton Way, Manassas, VA 20112 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Drees Homes of DC, 8551 Rixlew Lane, #230, Manassas, VA 20109; for 5 \$200,000 TH at 3985, 3989, 3991, 3993, and 3995 Bradys Hill Road, Triangle, VA 22172 (contractor: The Drees Company, 8551 Rixlew Lane, #230, Manassas, VA 20109);

M/I Homes of DC LLC, 21355 Ridgetop Circle, #220, Sterling, VA 20166; for 6 \$150,000 TH at 10735, 10737, 10739, 10741, 10743, and 10745 Hinton Way, Manassas, VA 20112 (contractor: NVR Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025);

NVR Inc., 3460 Commission Court, #101, Woodbridge, VA 22192; for 4 \$150,000 TH at 18053, 18055, 18057, and 18059 Red Mulberry Road, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Powells Neighborhoods II LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 8 \$159,000 TH at 8498, 8500, 8502, 8504, 8506, 8508, 8510, and 8512 Craggan Lane, Manassas, VA 20109 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 4 \$175,000 TH at 6846, 6848, 6850, and 6852 Bryson Circle, Haymarket, VA 20169;

Richmond American Homes, 12220 Sunrise Valley Drive, Reston, VA 20191; for 4 \$200,000 TH at 16090, 16092, 16094, and 16096 Haygrath Place, Gainesville, VA 20155;

Richmond American Homes, 12220 Sunrise Valley Drive, Reston, VA 20191; for 3 \$175,000 TH at 6893, 6895, and 6897 Bryson Circle, Haymarket, VA 20169;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 2 \$175,000 TH at 6889 and 6891 Bryson Circle, Haymarket, VA 20169;

Winchester Homes Inc., 6905 Rockledge Drive, #800, Bethesda, MD 20817; for 5 \$250,000 TH at 6830, 6832, 6834, 6836, and 6838 William White Way, Haymarket, VA 20169;

Winchester Homes Inc., 6905 Rockledge Drive, #800, Bethesda, MD 20817; for 6 \$250,000 TH at 6701, 6703, 6705, 6707, 6709, and 6711 Pinchot Lane, Haymarket, VA 20169.

New Condominiums

Cloverdale Development LLC, 5593 Mapledale Plaza, Woodbridge, VA 22193; for 16 \$150,000 resid. condo at 14801, 14803, 14805, 14807, 14809, 14811, 14813, 14815, 14817, 14819, 14821, 14823, 14825, 14827, 14829, and 14831 Chrysler Court, Woodbridge, VA 22193 (contractor:

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Beazer Homes LLC, 1000 Abernathy Road, #260, Atlanta, GA 30328);

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 resid. condo at 3532 Briarwood Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 13 \$150,000 resid. condo at 3530, 3534, 3536, 3538, 3540, 3542, 3544, 3546, 3548, 3550, 3552 3554, and 3556 Briarwood Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 9 \$150,000 resid. condo at 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, and 1643 Dorothy Lane, Woodbridge, VA 22191.

Residential Totals

New Single Family Detached: 63

New Single Family Attached: 64

New Condominiums: 39

Commercial

410 Pine Street LLC, 410 Pine Street, SE, #300, Vienna, VA 22180; for 1 \$60,000, alteration/repair - Linden Lake Business Center at 10530 Linden Lake Plaza, USC001, Manassas, VA 20109 (contractor: Larry A. Kirk, 29125 Essex Lane, Rhoadesville, VA 22542);

Bristow Pads A-1B LLC, 8405 Greensboro Drive, #830, McLean, VA 22102; for 1 \$50,000, tenant layout - District Barbecue at 10271 Bristow Center Drive, Bristow, VA 20136;

CIP14 CPC Manassas Premier Owner LLC, 12150 Monument Drive, #865, Fairfax, VA 22033; for 1 \$2,000,000, shell building - Premier Business Park at 11920 Balls Ford Road, Manassas, VA 20109 (contractor: E.E. Reed Construction LP, 333 Commerce Green Boulevard, Sugar Land, TX 77478);

CIP14 CPC Manassas Premier Owner LLC, 12150 Monument Drive, #865, Fairfax, VA 22033; for 1 \$300,000, shell building - Premier Business Park at 11910 Balls Ford Road, Manassas, VA 20109 (contractor: E.E. Reed Construction LP, 333 Commerce Green Boulevard, Sugar Land, TX 77478);

COPT DC 19 LLC, 6711 Columbia Gateway Drive, Columbia, MD 21046; for 1 \$1,240,000, tenant layout - 8210 Bethlehem Road at 8210 Bethlehem Road, Manassas, VA 20109 (contractor: E.E. Reed Construction LP, 333 Commerce Green Boulevard, Sugar Land, TX 77478);

DC 11 DE LLC, 6711 Columbia Gateway Drive, Columbia, MD 21046; for 1 \$131,702, alteration/repair - DC

11 DE LLC at 15395 John Marshall Highway, Haymarket, VA 20169;

FRP Manassas LLC, 11801 Brewers Spring Road, Manassas, VA 20109; for 1 \$131,702, alteration/repair - FRP Manassas LLC at 7600 Doane Drive, Manassas, VA 20109;

FRP Manassas LLC, 11801 Brewers Spring Road, Manassas, VA 20109; for 1 \$150,517, alteration/repair - FRP Manassas LLC at 11801 Brewers Spring Road, Manassas, VA 20109;

FRP Manassas LLC, 11801 Brewers Spring Road, Manassas, VA 20109; for 1 \$131,702, alteration/repair - FRP Manassas LLC at 11800 Brewers Spring Road, Manassas, VA 20109;

Festival MZL LLC, 80 Hayden Avenue, Lexington, MA 02421; for 1 \$150,000, tenant layout - El Sabor Bar and Grill at 10352 Festival Lane, Manassas, VA 20109;

Fitness Complex LLC, 1509 Dodona Terrace, #205, Leesburg, VA 20175; for 1 \$31,000, addition - Sports & Health at 7201 Heritage Village Plaza, Gainesville, VA 20155 (contractor: Utica Contracting, 1306 Squire Court, Suite A, Sterling, VA 20168);

GITC 7510 Mason King Court LLC, 188 The Embarcadero, #700, San Francisco, CA 94105; for 1 \$75,258, alteration/repair at 7610 Mason King Court, Manassas, VA 20109;

GITC 7510 Mason King Court LLC, 188 The Embarcadero, #700, San Francisco, CA 94105; for 1 \$75,258, alteration/repair at 7510 Mason King Court, Manassas, VA 20109;

Innovation AFL LLC & Innovation HAC LLC, 9841 Washington Boulevard, Gaithersburg, MD 20878; for 1 \$110,000, tenant layout - Ross Frances at 9417 Innovation Drive, Manassas, VA 20110 (contractor: Patriot Contracting LLC, 21760 Beaumeade Circle, #190, Ashburn, VA 20147);

JBG/Woodbridge Retail LLC, 4445 Willard Avenue, #400, Chevy Chase, MD 20815; for 1 \$40,000, alteration/repair - JBG/Woodbridge Retail LLC at 2401 Opitz Boulevard, Woodbridge, VA 22191 (contractor: Hensel Phelps Construction, 420 Sixth Avenue, Greely, CO 80631);

JBG/Woodbridge Retail LLC - Tom Sebastian, 4445 Willard Avenue, #400, Chevy Chase, MD 20815; for 1 \$100,000, alteration/repair - JBG/Woodbridge Retail LLC at 15200 Potomac Town Place, #100, Woodbridge, VA 22191 (contractor: LF Jennings Inc., 407 North Washington Street, #200; Falls Church, VA 22046);

Lawrence Property Investments LLC, 12520 Mauden Creek Court, Bristow, VA 20136; for 1 \$550,000, new structure at 9510 Hombaker Road, Manassas, VA 20109 (contractor: Nova Build Pros LLC, 509 Downing Drive, Chesapeake, VA 23322);

Merritt-LI LLC - Robb Merritt, 2066 Lord Baltimore Drive, Windsor Mill, MD 21244; for 1 \$4,323,000, cold dark

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shell - Merritt at I-66 Business Park Building 6 at 7425 Merritt Park Drive, Manassas, VA 20109 (contractor: Utica Contracting, 1306 Squire Court, Suite A, Sterling, VA 20168);

PWC School Board, P.O. Box 389, Manassas, VA 20108; for 1 \$250,000, alteration/repair - Minnieville Elementary School at 13639 Greenwood Drive, Woodbridge, VA 22193;

PWC Service Authority, P.O. Box 2266, Woodbridge, VA 22195; for 1 \$98,873, pump station - Dominion Valley Section 53 at 15165 Sky Valley Drive, Haymarket, VA 20169;

Parloway East LLC, P.O. Box 1607, Lorton, VA 22199; for 1 \$2,000,000, new structure - Harborchase Memorycare at 14080 Central Loop, Woodbridge, VA 22193 (contractor: Whiting-Turner Contracting, 9210 Arboretum Parkway, #190, Richmond, VA 23236);

Potomac Mills Road Hotel LP, 9027 Grant Avenue, Manassas, VA 20110; for 1 \$25,000, alteration/repair - Days Inn at 14619 Potomac Mills Road, UAN003, Woodbridge, VA 22192;

Saadah Partners LLC, 4899 Prince William Parkway, Woodbridge, VA 22192; for 1 \$1,656,469, new structure - Everbrook Academy at 11675 Chapel Springs Road, Bristow, VA 20136 (contractor: Black Diamond Group LLC, 3616 Carmel Forest Drive, Charlotte, NC 28226);

Stonewall Regency LLC, P.O. Box 790830, San Antonio, TX 78279; for 1 \$950,000, tenant layout - Novant Health at 8180 Stonewall Shops Square, Gainesville, VA 20155 (contractor: The Christman Company, 1881 Campus Commons Drive, #405, Reston, VA 20191);

Stonewall Regency LLC, P.O. Box 790830, San Antonio, TX 78279; for 1 \$182,390, tenant layout - Dental Office at 8140 Stonewall Shops Square, Gainesville, VA 20155 (contractor: Kaywell Construction Corporation, 9204 Berger Road, Suite B, Columbia, MD 21046);

Sudley Inn Partnership, P.O. Box 1446, Culpeper, VA 22701; for 1 \$900,000, alteration/repair - Hampton Inn at 7295 Williamson Boulevard, Manassas, VA 20109;

Target Corporation, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$274,945, alteration/repair - Target #2323 at 9900 Sowder Village Square, Manassas, VA 20109 (contractor: Byron James Hamad, 154 East Aurora Road, #155, Northfield, OH 44067);

The Mills/A Simon Company, 5425 Wisconsin Avenue, #300, Chevy Chase, MD 20815; for 1 \$150,000, alteration/repair - IKEA at 2901 Potomac Mills Circle, Woodbridge, VA 22192;

Unit Owners Parkway Professional 3 Office, 4003 Prince William Parkway, Woodbridge, VA 22192; for 1 \$27,000, tenant layout - 4001 Prince William Parkway LLC at 4001 Prince William Parkway, #300, Woodbridge, VA 22192

(contractor: Mike Garcia Construction Inc., 4320 Prince William Parkway, Woodbridge, VA 22192);

Westminster Presbyterian Retirement, 12191 Clipper Drive, Woodbridge, VA 22192; for 1 \$98,000, alteration/repair - Westminster Assisted Living at 12191 Clipper Drive, Woodbridge, VA 22192;

Yorkshire Project LLC, 1880 Howard Avenue, #204, Vienna, VA 22182; for 1 \$490,000, new structure - 7-Eleven at 8200 Falls Grove Drive, Manassas, VA 20111 (contractor: Mid Atlantic Construction, 505 Lendall Lane, Fredericksburg, VA 22406);

Yorkshire Project LLC, 1880 Howard Avenue, #204, Vienna, VA 22182; for 1 \$115,000, fuel canopy - 7-Eleven Store #37230 at 8200 Falls Grove Drive, US001, Manassas, VA 20111 (contractor: Mid Atlantic Construction, 505 Lendall Lane, Fredericksburg, VA 22406);

4001 Prince William Plwvy LLC, 4320 Prince William Parkway, #113, Woodbridge, VA 22192; for 1 \$225,000, tenant layout - AAR Woodbridge at 4001 Prince William Parkway, #302, Woodbridge, VA 22192 (contractor: Mike Garcia Construction Inc., 4320 Prince William Parkway, Woodbridge, VA 22192).

Land Use Applications Approved and Accepted

Information on accepted and approved land use applications could not be obtained from Prince William County's Department of Development Services this month.

Real Estate Transactions of Interest July 5 through 28, 2017

Commercial/Land

JDH Enterprises, LLC, to Neiva Partners, LLC, 9284 Corporate Circle, Manassas, VA 20110; sale on 07/10/17 of Parcel, 2.00 acres, improved, commercial, zoned M-1, at 8318 Bethlehem Road, Manassas, VA, 20109, 4,875 finished sq. ft., 1-story service repair garage, built in 1966; land assessed in 2017 at \$509,700, improvements assessed at \$65,700, total 2017 assessment is \$575,400, Parcel, 2.00 acres, vacant, commercial, zoned M-1, at 8320 Bethlehem Road, Manassas, VA, 20109, land assessed in 2017 at \$509,700 (\$1,350,000 trust with Branch Banking and Trust Company and \$1,080,000 trust with Branch Banking and Trust Company), GPIN# 7596-76-2462, 7596-76-3050; \$2,700,000 (Instrument# 201707100052122).

Oscar S. and Remedios L. Deleon, to Dominion One, LLC, 1100 Rector Lane, McLean, VA 22102; sale on 07/10/17 of Condo Unit(s) 8636B, Building 1, Cobblestone

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Business Center Condominium, improved, commercial, zoned B-4, at 8636 Centreville Road, Manassas, VA, 20110, 1,194 finished sq. ft., 1-story office condo, built in 1988; land assessed in 2017 at \$67,500, improvements assessed at \$122,600, total 2017 assessment is \$190,100, Condo Unit(s) 8638A, Building 1, Cobblestone Business Center Condominium, improved, commercial, zoned B-4, at 8638 Centreville Road, Manassas, VA, 20110, 1,134 finished sq. ft., 1-story office condo, built in 1988; land assessed in 2017 at \$67,500, improvements assessed at \$116,300, total 2017 assessment is \$183,800 (\$315,000 trust with Robert J. Dacanay), tax map 111-28-00-1-8636B 111-28-00-1-8638A; \$410,000 (Instrument# 201707100052237).

Skate Entertainment, LLC, to T & L 001 Properties, LLC, 7878 Sudley Road, Manassas, VA 20109; sale on 07/10/17 of Parcel, 1.07 acres, improved, commercial, zoned B-1, at 7878 Sudley Road, Manassas, VA, 20109, 22,447 finished sq. ft., 1-story skating rink, built in 1980; land assessed in 2017 at \$460,300, improvements assessed at \$425,000, total 2017 assessment is \$885,300 (\$911,250 trust with Wells Fargo Bank, N.A. and \$637,875 trust with Wells Fargo Bank, N.A. and \$655,000 trust with Tidewater Business Financing Corporation), GPIN# 7697-30-8067; \$1,800,000 (Instrument# 201707100052032).

Cordury Properties, LLC, to Dominion Wealth Law, PLLC, 7420 Heritage Village Plaza, #101, Gainesville, VA 20155; sale on 07/11/17 of Condo Unit(s) 7420, Suite 101, Heritage Hunt Commercial Office Condominium, improved, commercial, zoned PBD, at 7420 Heritage Village Plaza, #101, Gainesville, VA, 20155, 1,111 finished sq. ft., 1-story office condo, built in 2006; land assessed in 2017 at \$66,400, improvements assessed at \$239,100, total 2017 assessment is \$305,500 (\$144,800 trust with United Bank and \$181,000 trust with United Bank), GPIN# 7397-86-0998.01; \$305,000 (Instrument# 201707110052403).

WPPI Woodbridge, LLC, to Bell Fund VI Woodbridge, LLC, 300 N. Greene Street, Suite 1000, Greensboro, NC 27401; sale on 07/13/17 of Parcel A2, 10.02 acres, improved, commercial, zoned PMD, at 14701 River Walk Way, Woodbridge, VA, 22191, 167,469 finished sq. ft., 4-story garden apartment, built in 2014 and 166,768 finished sq. ft., 4-story garden apartment, built in 2014 and 3,552 finished sq. ft., 2-story clubhouse, built in 2014; land assessed in 2017 at \$9,823,000, improvements assessed at \$53,895,100, total 2017 assessment is \$63,718,100 (\$50,700,000 trust with Walker and Dunlop, LLC), GPIN# 8291-95-3440; \$75,800,000 (Instrument# 201707130053178).

Caridad Cabalfin Rothrock, to 7516 Centreville Road, LLC, 7508 Centreville road, Manassas, VA 20111; sale on 07/14/17 of Parcel, Yorkshire Village, 0.78 acres, improved, commercial, zoned B-1, at 7516 Centreville Road, Manassas, VA, 20111, 1,040 finished sq. ft., 1-story SFD with 2

bedrooms, 1 bathroom, built in 1940; land assessed in 2017 at \$241,500, improvements assessed at \$26,200, total 2017 assessment is \$267,700, GPIN# 7897-22-6695; \$350,000 (Instrument# 201707140053322).

Cornerstone Development Company of Virginia, LLC, to Quantico Centre, LLC, 9990 Fairfax Boulevard, Suite 370, Fairfax, VA 22030; sale on 07/18/17 of Parcel A-1, Route 234 Gateway, 5.00 acres, vacant, commercial, zoned B-1, at 16830 Dumfries Road, Dumfries, VA, 22025, land assessed in 2017 at \$1,480,000, GPIN# 8189-68-5008; \$1,925,000 (Instrument# 201707180054251).

Francis G. Fortin, Jr., to Conner Drive, LLC, 2240-D Gallows Road, Vienna, VA 22182; sale on 07/20/17 of Lot 3, Property of the City of Manassas Park, Virginia, 1.10 acres, improved, commercial, zoned I-1, at 8225 Conner Drive, Manassas, VA, 20108, 5,250 finished sq. ft., 1-story warehouse, built in 1979; land assessed in 2017 at \$345,800, improvements assessed at \$206,500, total 2017 assessment is \$552,300, tax map 29-1-3; \$925,000 (Instrument# 201707200054895).

L&J Associates, LLC, to J D H Enterprises, LLC, 8448 Link Hills Loop, Gainesville, VA 20155; sale on 07/20/17 of Condo Unit(s) 101, Building 2, Milic Commercial Center, improved, commercial, zoned B-1, at 10515 Crestwood Drive, #101, Manassas, VA, 20109, 1,608 finished sq. ft., 1-story office condo, built in 2003; land assessed in 2017 at \$33,000, improvements assessed at \$200,200, total 2017 assessment is \$233,200, GPIN# 7696-48-8216.01; \$229,000 (Instrument# 201707200054959).

Village PWP, LLC, to Apollo Enterprises, LLC, 8040 Industrial Park Court, Bristow, VA 20136; sale on 07/21/17 of Lot 3B, Property of Centre Point General Partnership, 2.28 acres, vacant, TH, zoned R-6, at 12800 Apollo Drive, Woodbridge, VA, 22193, land assessed in 2017 at \$530,000, Parcel 61-1-42, 10.87 acres, vacant, SFD, zoned Mixed Zoning, at 5109 Hoadly Road, Woodbridge, VA, 22193, land assessed in 2017 at \$1,574,700, Parcel, 0.55 acres, vacant, commercial, zoned M-2, at 5115 Hoadly Road, Woodbridge, VA, 22193, land assessed in 2017 at \$117,200, Parcel B, Property of Champion PWP, LLC, 11.89 acres, vacant, commercial, zoned Mixed Zoning, at 12701 Apollo Drive, Woodbridge, VA, 22193, land assessed in 2017 at \$2,353,200, GPIN# 8093-81-3943, 8093-82-8425, 8093-82-3587, 8093-81-6290; \$4,350,000 (Instrument# 201707210055102).

GRW, LLC, to Lisa A. Benz and Mark Lint, 7525 and 7527 Gary Road, Manassas, VA 20109; sale on 07/25/17 of Condo Unit(s) 12, Building A, Lot 1-A, Interstate 66 Industrial Park, improved, commercial, zoned M-1, at 7525 Gary Road, Manassas, VA, 20109, 1,500 finished sq. ft., 1-story storage warehouse, built in 1973; land assessed in 2017 at \$21,100, improvements assessed at \$112,900, total 2017 assessment is \$134,000, Condo Unit(s) 13, Building A, Lot 1-

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A, Interstate 66 Industrial Park, improved, commercial, zoned M-1, at 7527 Gary Road, Manassas, VA, 20109, 1,500 finished sq. ft., 1-story storage warehouse, built in 1973; land assessed in 2017 at \$21,100, improvements assessed at \$112,900, total 2017 assessment is \$134,000, GPIN# 7697-65-4049.01, 7697-65-4048.01; \$325,000 (Instrument# 201707250056016).

Presidential Properties USA, LLC, to NSA Property Holdings, LLC, 5200 DTC Parkway, Suite 200, Greenwood Village, CO 80111; sale on 07/26/17 of Lot 14A, Piney Branch, 5.10 acres, improved, commercial, zoned M-1, at 5579 Wellington Road, Gainesville, VA, 20155, 27,160 finished sq. ft., 2-story warehouse, built in 2000 and 6,800 finished sq. ft., 1-story warehouse, built in 2000 and 4,800 finished sq. ft., 1-story warehouse, built in 2000 and 4,000 finished sq. ft., 1-story warehouse, built in 2000 and 7,200 finished sq. ft., 2-story warehouse, built in 2000 and 5,400 finished sq. ft., 1-story warehouse, built in 2000 and 3,600 finished sq. ft., 1-story warehouse, built in 2000 and 13,835 finished sq. ft., 1-story warehouse, built in 2000; land assessed in 2017 at \$1,559,900, improvements assessed at \$5,798,500, total 2017 assessment is \$7,358,400, GPIN# 7597-13-3145; \$9,262,500 (Instrument# 201707260056317).

BER Real Estate Investments I, LLC, to Laurel Restaurant Holdings, LLC, 15942 Shady Grove Road, Gaithersburg, MD 20877; sale on 07/28/17 of Lot 3, Promenade at Manassas, 1.32 acres, improved, commercial, zoned B-1, at 10830 Promenade Lane, Manassas, VA, 20109, 6,049 finished sq. ft., 1-story restaurant, built in 1992; land assessed in 2017 at \$728,500, improvements assessed at \$939,900, total 2017 assessment is \$1,668,400 (\$2,033,446 trust with Union Bank and Trust), GPIN# 7697-24-5888; \$2,704,446 (Instrument# 201707280057130).

Century Park, LC, to Board of County Supervisors of Prince William County, Virginia, 1 County Complex Court, Prince William VA 22192; sale on 07/28/17 of Parcel, 9.86 acres, vacant, commercial, zoned M-1, at 11600 Balls Ford Road, Manassas, VA, 20109, land assessed in 2017 at \$1,898,900, GPIN# 7597-63-0358; \$3,615,000 (Instrument# 201707280057236).

Residential/Lots

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22015; sale on 07/06/17 of Lot 33, Section 2, Phase 2B, Harbor Station, 0.24 acres, vacant, SFD, zoned PMR, at 17067 Belle Isle Drive, Dumfries, VA, 22026, land assessed in 2017 at \$288,000, Lot 36, Section 2, Phase 2B, Harbor Station, 0.34 acres, vacant, SFD, zoned PMR, at 17055 Belle Isle Drive, Dumfries, VA, 22026, land assessed in 2017 at \$293,300, GPIN# 8389-27-

0723, 8389-17-8541; \$500,000 (Instrument# 201707060051423).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; sale on 07/06/17 of Lot 37, Section 1, Landbay 4, Potomac Shores, 0.16 acres, vacant, SFD, zoned PMR, at 2117 River Heritage Boulevard, Dumfries, VA, 22026, land assessed in 2017 at \$77,300, Lot 51, Section 1, Landbay 4, Potomac Shores, 0.12 acres, vacant, SFD, zoned PMR, at 2277 River Birch Road, Dumfries, VA, 22026, land assessed in 2017 at \$76,700, Lot 54, Section 1, Landbay 4, Potomac Shores, 0.15 acres, vacant, SFD, zoned PMR, at 2265 River Birch Road, Dumfries, VA, 22026, land assessed in 2017 at \$77,200, GPIN# 8389-10-3504, 8388-19-4075, 8388-19-5573; \$545,000 (Instrument# 201707060051505).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; sale on 07/06/17 of Lot 148, Section 1, Landbay 4, Potomac Shores, 0.17 acres, vacant, SFD, zoned PMR, at 18040 Red Mulberry Road, Dumfries, VA, 22026, not yet individually assessed in 2017, Lot 147, Section 1, Landbay 4, Potomac Shores, 0.11 acres, vacant, SFD, zoned PMR, at 18044 Red Mulberry Road, Dumfries, VA, 22026, not yet individually assessed in 2017, GPIN# 8388-19-4008 (Parent Tract), 8388-19-4008 (Parent Tract); \$342,424 (Instrument# 201707060051442).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; sale on 07/06/17 of Lot 139, Section 1, Landbay 4, Potomac Shores, 0.08 acres, vacant, TH, zoned PMR, at 18053 Red Mulberry Road, Dumfries, VA, 22026, land assessed in 2017 at \$48,500, Lot 140, Section 1, Landbay 4, Potomac Shores, 0.05 acres, vacant, TH, zoned PMR, at 18055 Red Mulberry Road, Dumfries, VA, 22026, land assessed in 2017 at \$48,100, Lot 141, Section 1, Landbay 4, Potomac Shores, 0.05 acres, vacant, TH, zoned PMR, at 18057 Red Mulberry Road, Dumfries, VA, 22026, land assessed in 2017 at \$48,100, Lot 142, Section 1, Landbay 4, Potomac Shores, 0.08 acres, vacant, TH, zoned PMR, at 18059 Red Mulberry Road, Dumfries, VA, 22026, land assessed in 2017 at \$48,400, GPIN# 8388-29-1168, 8388-29-1066, 8388-29-0964, 8388-29-0761; \$639,150 (Instrument# 201707060051338).

LAH Colvin Farin, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 07/06/17 of Lot 15, Colvin Farm, 10.01 acres, vacant, SFD, zoned Agricultural, at 12135 RJ Way, Nokesville, VA, 20181, not yet assessed in 2017, GPIN# 7593-66-5937; \$210,000 (Instrument# 201707060051509).

WHI-Republic, LLC, to K. Hovnanian Homes of Virginia, Inc., 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 07/10/17 of Lot 12, Section 1, Landbay A, Eagles Pointe West, 0.37 acres, vacant, SFD, zoned R-4, at 3459 Shandor Road, Woodbridge, VA, 22193, land assessed

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in 2017 at \$61,600, Lot 13, Section 1, Landbay A, Eagles Pointe West, 0.26 acres, vacant, SFD, zoned R-4, at 3463 Shandor Road, Woodbridge, VA, 22193, land assessed in 2017 at \$61,100, Lot 47, Section 1, Landbay A, Eagles Pointe West, 0.20 acres, vacant, SFD, zoned R-4, at 16174 Raptor Crest Lane, Woodbridge, VA, 22193, land assessed in 2017 at \$60,800, Lot 50, Section 1, Landbay A, Eagles Pointe West, 0.20 acres, vacant, SFD, zoned R-4, at 16162 Raptor Crest Lane, Woodbridge, VA, 22193, land assessed in 2017 at \$60,800, GPIN# 8290-15-2779, 8290-15-1983, 8290-05-4177, 8290-05-5295; \$520,000 (Instrument# 201707100052058).

Brenda F. Ross, Sole Trustee of the Helen Via Bear Trust Agreement, to Eastern Virginia Land Company, Inc., P.O. Box 42163, Fredericksburg, VA 22404; sale on 07/11/17 of Parcel C 53-1-17C, 53.34 acres, vacant, SFD, zoned Agricultural, at 13200 Fleetwood Drive, Nokesville, VA, 20181, land assessed in 2017 at \$643,400, Parcel B 53-1-17B, 49.79 acres, vacant, SFD, zoned Agricultural, at 13230 Fleetwood Drive, Nokesville, VA, 20181, land assessed in 2017 at \$609,900 (\$1,300,000 trust with Michael J. Barrett), GPIN# 7592-67-7479, 7592-57-8608; \$1,600,000 (Instrument# 201707110052510).

Trez Virginia, LP, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 07/11/17 of Lot 75, Section 1B and 1C, Phase 2A, Potomac Shores, 0.17 acres, vacant, SFD, zoned PMR, at 2337 Sweet Pepperbrush Loop, Dumfries, VA, 22026, land assessed in 2017 at \$77,500, GPIN# 8289-94-6227; \$219,300 (Instrument# 201707110052297).

Al-Jawhara Hoadley Manor, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 07/14/17 of Lot 29, Hoadly Manor Estates I, 0.24 acres, vacant, SFD, zoned R-4, at 5658 Hoadly View Court, Manassas, VA, 20112, land assessed in 2017 at \$129,500, Lot 35, Hoadly Manor-Estates I, 0.24 acres, vacant, SFD, zoned R-4, at 5663 Hoadly View Court, Manassas, VA, 20112, land assessed in 2017 at \$129,400, GPIN# 8093-30-6706, 8093-30-4714; \$440,000 (Instrument# 201707140053424).

Bradley Square Neighborhoods, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 07/14/17 of Lot 13, Old Dominion Hunt Town Homes, 0.08 acres, vacant, TH, zoned R-6, at 10438 Steeplechase Run Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,300, Lot 14, Old Dominion Hunt Town Homes, 0.05 acres, vacant, TH, zoned R-6, at 10436 Steeplechase Run Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,200, Lot 15, Old Dominion Hunt Town Homes, 0.05 acres, vacant, TH, zoned R-6, at 10434 Steeplechase Run Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,200, Lot 16, Old Dominion Hunt Town Homes, 0.05 acres, vacant, TH, zoned R-6, at 10432 Steeplechase Run

Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,200, Lot 17, Old Dominion Hunt Town Homes, 0.05 acres, vacant, TH, zoned R-6, at 10430 Steeplechase Run Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,200, Lot 18, Old Dominion Hunt Town Homes, 0.08 acres, vacant, TH, zoned R-6, at 10428 Steeplechase Run Lane, Manassas, VA, 20110, land assessed in 2017 at \$90,300, GPIN# 7794-79-2756, 7794-79-2659, 7794-79-2561, 7794-79-2463, 7794-79-2466, 7794-79-2368; \$1,020,000 (Instrument# 201707140053423).

Harbor Station Communities, LLC, to Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; sale on 07/14/17 of Lot 18, Block 1, Landbay 9, Potomac Shores Town Center, 0.06 acres, vacant, TH, zoned PMD, at 17351 Redshank Road, Dumfries, VA, 22026, not yet assessed in 2017, Lot 19, Block 1, Landbay 9, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMD, at 17353 Redshank Road, Dumfries, VA, 22026, not yet assessed in 2017, Lot 20, Block 1, Landbay 9, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMD, at 17355 Redshank Road, Dumfries, VA, 22026, not yet assessed in 2017, Lot 21, Block 1, Landbay 9, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMD, at 17357 Redshank Road, Dumfries, VA, 22026, not yet assessed in 2017, Lot 22, Block 1, Landbay 9, Potomac Shores Town Center, 0.06 acres, vacant, TH, zoned PMD, at 17359 Redshank Road, Dumfries, VA, 22026, not yet assessed in 2017, Lot 59, Block 1, Landbay 9, Potomac Shores Town Center, 0.06 acres, vacant, TH, zoned PMD, at 2027 Alder Lane, Dumfries, VA, 22026, not yet assessed in 2017, Lot 60, Block 1, Landbay 9, Potomac Shores Town Center, 0.03 acres, vacant, TH, zoned PMD, at 2029 Alder Lane, Dumfries, VA, 22026, not yet assessed in 2017, Lot 61, Block 1, Landbay 9, Potomac Shores Town Center, 0.03 acres, vacant, TH, zoned PMD, at 2031 Alder Lane, Dumfries, VA, 22026, not yet assessed in 2017, Lot 62, Block 1, Landbay 9, Potomac Shores Town Center, 0.05 acres, vacant, TH, zoned PMD, at 2033 Alder Lane, Dumfries, VA, 22026, not yet assessed in 2017, GPIN# 8389-44-4694, 8389-44-4492, 8389-44-4191, 8389-44-4190, 8389-44-3789, 8389-44-1399, 8389-44-1098, 8389-44-0997, 8389-44-0695; \$1,545,000 (Instrument# 201707140053492).

Jen Virginia 2, LLC, to SM Haymarket, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; sale on 07/14/17 of Parcel , The Haven at Haymarket Crossing, vacant, resid. condo, zoned Suburban Res Multi: 6-16 Unit, at 15350 Heathcote Boulevard, Haymarket, VA, 20169, Gainesville District, Less Units 209-216 Haymarket Crossing Condominium, Phase 1, not yet assessed in 2017, GPIN# 7298-64-4969 (Parent Tract); \$13,473,458 (Instrument# 201707140053296).

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Lizeth Roque, to Featherstone Square, LLC, 1355 Beverly Road, Suite 240, McLean, VA 22101; sale on 07/26/17 of Lot 3 29-13-3, Barg Subdivision, 0.49 acres, improved, SFD, zoned R-4, at 14692 Colchester Road, Woodbridge, VA, 22191, 1,120 finished sq. ft., 1-story SFD with 3 bedrooms, 1.5 bathrooms, built in 1962; land assessed in 2017 at \$88,500, improvements assessed at \$196,400, total 2017 assessment is \$284,900, GPIN# 8391-56-7871; \$400,000 (Instrument# 201707260056429).

Michael A. Raper and Debra L. Troxel-Raper, to Featherstone Square, LLC, 1355 Beverly Road, Suite 240, McLean, VA 22101; sale on 07/26/17 of Lot 1 29-13-1, Barg Subdivision, 0.51 acres, improved, SFD, zoned R-4, at 14696 Colchester Road, Woodbridge, VA, 22191, 1,738 finished sq. ft., 1-story SFD with 3 bedrooms, 2.5 bathrooms, built in 1961; land assessed in 2017 at \$88,700, improvements assessed at \$230,600, total 2017 assessment is \$319,300, GPIN# 8391-56-7156; \$410,000 (Instrument# 201707260056496).

Thomas H. and Barbara E. Thurston, to Featherstone Square, LLC, 1355 Beverly Road, Suite 240, McLean, VA 22101; sale on 07/26/17 of Lot 2, Barg Subdivision, 0.50 acres, improved, SFD, zoned R-4, at 14694 Colchester Road, Woodbridge, VA, 22191, 884 finished sq. ft., 1-story SFD with 3 bedrooms, 1.5 bathrooms, built in 1961; land assessed in 2017 at \$88,700, improvements assessed at \$133,900, total 2017 assessment is \$222,600, GPIN# 8391-56-7463; \$325,000 (Instrument# 201707260056498).

May's Quarter, LLC, to NVR, Inc., 3850 Fetter Park Drive, Suite 201, Dumfries, VA 22025; sale on 07/27/17 of Lot 24, Phase 3, Mays Quarter, 0.14 acres, vacant, SFD, zoned PMR, at 4454 Weejun Loop, Woodbridge, VA, 22192, land assessed in 2017 at \$219,400, Lot 42, Phase 4, Mays Quarter, 0.17 acres, vacant, SFD, zoned PMR, at 12520 Southington Drive, Woodbridge, VA, 22192, land assessed in 2017 at \$219,700, GPIN# 8193-34-3995, 8193-33-2742; \$543,619 (Instrument# 201707270057020).

Nova Land Holdings, LLC, to David J. and Patricia A. Branscome, 3807 Russell Road, Woodbridge, VA 20192; sale on 07/28/17 of Lot 7, Kelly Green Estates, 10.15 acres, vacant, SFD, zoned Agricultural, at 13755 Kelly Green Way, Nokesville, VA, 20181, land assessed in 2017 at \$193,700, GPIN# 7394-95-2030; \$193,700 (Instrument# 201707280057233).

New Home Sales

Bradley Square Neighborhoods, LLC, to Christa Singleton, 10711 Caledonia Meadow Drive, Manassas, VA 20112; sale on 07/05/17 of Lot 75, Section 4, Bradley Square, 0.07 acres, improved, TH, zoned PMR, at 10711 Caledonia Meadow Drive, Manassas, VA, 20112, 1,760 finished sq. ft.,

2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$90,300, improvements assessed at \$276,000, total 2017 assessment is \$366,300 (\$390,265 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-1683; \$404,735 (Instrument# 201707050050639).

Bradley Square Neighborhoods, LLC, to Ivor and Rodette Harris, 10500 Huntsman Run Way, Manassas, VA 20110; sale on 07/05/17 of Lot 1, Old Dominion Hunt Estates, 0.31 acres, improved, SFD, zoned R-4, at 10500 Huntsman Run Way, Manassas, VA, 20110, 3,513 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$65,700 (\$636,086 trust with First Heritage Mortgage, LLC), GPIN# 7794-79-9141; \$647,820 (Instrument# 201707050050940).

Bradley Square Neighborhoods, LLC, to Stephen and Anna Halbrook, 10754 Hinton Way, Manassas, VA 20112; sale on 07/05/17 of Lot 74, Section 2, Bradley Square, 0.03 acres, improved, TH, zoned R-6, at 10754 Hinton Way, Manassas, VA, 20112, 1,600 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,000 (\$313,950 trust with First Heritage Mortgage, LLC), GPIN# 7794-77-9269; \$360,075 (Instrument# 201707050050933).

Brookfield Vint Hill, LLC, to Sahid M. Kamara, 12017 Spring Beauty Road, Bristow, VA 20136; sale on 07/05/17 of Lot 42, Section 1, Woodland Grove, 0.17 acres, improved, SFD, zoned PMR, at 12017 Spring Beauty Road, Bristow, VA, 20136, 2,432 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$142,200, improvements assessed at \$240,600, total 2017 assessment is \$382,800 (\$496,687 trust with McLean Mortgage Corporation), GPIN# 7595-30-0652; \$505,850 (Instrument# 201707050050901).

Brookfield Vint Hill, LLC, to Nathaniel DeLeon Cooner and Sarah Spence Cooner, 12245 Sedge Street, Bristow, VA 20136; sale on 07/05/17 of Lot 56, Section 3, Woodland Grove, 0.22 acres, improved, SFD, zoned PMR, at 12245 Sedge Street, Bristow, VA, 20136, 3,812 finished sq. ft., 2-story SFD with 5 bedrooms, 4 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$142,800 (\$693,308 trust with McLean Mortgage Corporation), GPIN# 7595-11-2814; \$712,362 (Instrument# 201707050050916).

Comstock Yorkshire, LC, to Bant Singh and Sukhwinder Kaur, 8107 Levi Court, Manassas, VA 20111; sale on 07/05/17 of Lot 11, Chestnut Hill, 0.23 acres, improved, SFD, zoned PMR, at 8107 Levi Court, Manassas, VA, 20111, 3,246 finished sq. ft., 2-story SFD with 5 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$150,000, improvements assessed at \$415,300, total 2017 assessment is \$565,300 (\$227,000 trust with George Mason Mortgage, LLC), GPIN# 7897-33-7404; \$577,000 (Instrument# 201707050050966).

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2,926 finished sq. ft., 1-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$175,900 (\$708,750 trust with Intercoastal Mortgage Company), GPIN# 7200-54-7135; \$843,390 (Instrument# 201707050050823).

Miller and Smith at Walker Station, LLC, to Alberto Rodriguez Montoya and Lina Maria Rodriguez, 8917 Dahlgren Ridge Road, Manassas, VA 20111; sale on 07/06/17 of Lot 8, Walker Station, 0.05 acres, improved, TH, zoned PMR, at 8917 Dahlgren Ridge Road, Manassas, VA, 20111, 1,872 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$35,600 (\$379,911 trust with The Freedom Bank of Virginia), GPIN# 7896-31-9298; \$386,920 (Instrument# 201707060051282).

Miller and Smith at Walker Station, LLC, to Sanjaya Shrestha and Bhava Shresth, 8919 Dahlgren Ridge Road, Manassas, VA 20111; sale on 07/06/17 of Lot 9, Walker Station, 0.05 acres, improved, TH, zoned PMR, at 8919 Dahlgren Ridge Road, Manassas, VA, 20111, 1,872 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$35,600 (\$388,346 trust with 1st Preference Mortgage Corporation), GPIN# 7896-31-9296; \$395,510 (Instrument# 201707060051280).

Miller and Smith at Walker Station, LLC, to John D. and Cynthia A. Catlett, 8923 Dahlgren Ridge Road, Manassas, VA 20111; sale on 07/06/17 of Lot 11, Walker Station, 0.05 acres, improved, TH, zoned PMR, at 8923 Dahlgren Ridge Road, Manassas, VA, 20111, 1,872 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$35,600 (\$364,072 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-9291; \$455,090 (Instrument# 201707060051285).

NVR, Inc., to Julie Skamangas, 1734 Featherstone Road, Woodbridge, VA 22191; sale on 07/06/17 of Condo Unit(s) 49, Phase 5, Featherstone Station Condominium, improved, TH, zoned PMR, at 1734 Featherstone Road, Woodbridge, VA, 22191, 1,195 finished sq. ft., 2-story TH style condo with 2 bedrooms, 2.5 bathrooms, built in 2017; not yet individually assessed in 2017 (\$340,890 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-2275.01; \$330,000 (Instrument# 201707060051342).

Neighborhoods V, LLC, to Derick D. and Holly K. Schapley, 6642 Muir Drive, Haymarket, VA 20169; sale on 07/06/17 of Lot 30, Section 2, Villages of Piedmont II, 0.28 acres, improved, SFD, zoned R-4, at 6642 Muir Drive, Haymarket, VA, 20169, Gainesville District, 3,645 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$149,900 (\$636,150 trust with Quicken Loans, Inc.), GPIN# 7298-20-9317; \$676,275 (Instrument# 201707060051537).

Winchester Homes, Inc., to Michelle R. Hobaugh Fluegel, 15956 Lowdermilk Place, Haymarket, VA 20169; sale on 07/06/17 of Lot 116A, Section 3, Villages of Piedmont

II, 0.08 acres, improved, TH, zoned R-6, at 15956 Lowdermilk Place, Haymarket, VA, 20169, Gainesville District, 2,306 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$100,400, GPIN# 7298-10-6701; \$453,223 (Instrument# 201707060051413).

K. Hovnanian Homes of Virginia, Inc., to LeTasha C. McFarlane and Demaron O. McFarlane, 3046 Landing Eagle Court, Woodbridge, VA 22191; sale on 07/07/17 of Lot 57, Section 11, Landbay C, Eagles Pointe, 0.36 acres, improved, SFD, zoned R-4, at 3046 Landing Eagle Court, Woodbridge, VA, 22191, 3,032 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$153,600 (\$479,974 trust with Navy Federal Credit Union), GPIN# 8290-46-4414; \$484,872 (Instrument# 201707070051690).

NVP, Inc., to Stephen and Juanita Thomas, 3998 Whips Run Drive, Woodbridge, VA 22193; sale on 07/07/17 of Lot 5A1, Fox Lair Estates, 0.30 acres, improved, SFD, zoned R-4, at 3998 Whips Run Drive, Woodbridge, VA, 22193, 3,084 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$150,000, improvements assessed at \$200,500, total 2017 assessment is \$350,500 (\$500,968 trust with George Mason Mortgage, LLC), GPIN# 8190-69-8473; \$569,900 (Instrument# 201707070051856).

Trigon Homes, LLC, to Jason Adam Davidson and Mary Allyson Davidson, 3880 Mountain Road, Haymarket, VA 20169; sale on 07/07/17 of Parcel 160-8-12A, Property of Ed Wright, et al, 5.03 acres, improved, SFD, zoned Agricultural, at 3880 Mountain Road, Haymarket, VA, 20169, Gainesville District, 2,882 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$152,400 (\$527,513 trust with George Mason Mortgage, LLC), GPIN# 7100-52-1140; \$588,303 (Instrument# 201707070051854).

Foundation Homes, Inc., to Bismark and Evelyn Pinto, 18337 Sharon Road, Triangle, VA 22172; sale on 07/10/17 of Lot 64, Graham Park, 0.34 acres, improved, SFD, zoned R-4, at 18337 Sharon Road, Triangle, VA, 22172, 2,096 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$100,300, improvements assessed at \$88,300, total 2017 assessment is \$188,600 (\$382,936 trust with Atlantic Coast Mortgage, LLC), GPIN# 8188-95-3238; \$390,000 (Instrument# 201707100052067).

K. Hovnanian Homes of Virginia, Inc., to Jaclyn Lee Labor and Ryan Thomas Labor, 16150 Raptor Crest Lane, Woodbridge, VA 22193; sale on 07/10/17 of Lot 53, Section 1, Eagles Pointe West, 0.27 acres, improved, SFD, zoned R-4, at 16150 Raptor Crest Lane, Woodbridge, VA, 22193, 3,038 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$61,200 (\$623,850 trust

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with K. Hovnanian American Mortgage, LLC), GPIN# 8290-06-6414; \$656,722 (Instrument# 201707100052052).

NVR, Inc., to Visaline and Krissada Vinyoongphan, 17076 Belle Isle Drive, Dumfries, VA 22026; sale on 07/10/17 of Lot 42, Section 2, Phase 2B, Harbor Station, 0.28 acres, improved, SFD, zoned PMR, at 17076 Belle Isle Drive, Dumfries, VA, 22026, 3,308 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$290,300 (\$588,180 trust with NVR Mortgage Finance, Inc.), GPIN# 8389-26-1094; \$735,235 (Instrument# 201707100052230).

Richmond American Homes of Virginia, Inc., to Donald L., II and Kimberly L. Colgan, 16065 Haygrath Place, Gainesville, VA 20155; sale on 07/10/17 of Parcel 3A, Lot 53, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 16065 Haygrath Place, Gainesville, VA, 20155, 1,600 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000, improvements assessed at \$10,000, total 2017 assessment is \$113,000 (\$356,850 trust with Churchill Mortgage Corporation), GPIN# 7297-00-9736; \$396,500 (Instrument# 201707100052187).

Thomas Mill, LLC, to Marlon S. and Josie Rios, 4920 Quixote Court, Woodbridge, VA 22193; sale on 07/10/17 of Lot 29, Thomas Mill Subdivision, 0.25 acres, improved, SFD, zoned R-4, at 4920 Quixote Court, Woodbridge, VA, 22193, 2,852 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$57,800 (\$480,316 trust with EagleBank), GPIN# 8092-97-3930; \$489,178 (Instrument# 201707100052088).

Winchester Homes, Inc., to Guy C. Auguste, Jr., 15954 Lowdermilk Place, Haymarket, VA 20169; sale on 07/10/17 of Lot 115A, Section 3, Villages of Piedmont II, 0.05 acres, improved, SFD, zoned R-6, at 15954 Lowdermilk Place, Haymarket, VA, 20169, Gainesville District, 2,306 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$100,200 (\$447,203 trust with First Heritage Mortgage, LLC), GPIN# 7298-10-6900; \$455,453 (Instrument# 201707100052090).

Dominion Country Club, LP, to Paul L., III and Julia Agnes High, 5531 Blackburns Ford Court, Haymarket, VA 20169; sale on 07/11/17 of Lot 7, Section 38-B, Dominion Valley Country Club, 0.19 acres, improved, SFD, zoned RPC, at 5531 Blackburns Ford Court, Haymarket, VA, 20169, Gainesville District, 3,036 finished sq. ft., 2-story SFD with 5 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$154,700, improvements assessed at \$13,500, total 2017 assessment is \$168,200 (\$521,300 trust with Third Federal Savings and Loan Association of Cleveland), GPIN# 7298-19-6650; \$613,321 (Instrument# 201707110052266).

NVR, Inc., to David Haile, 10794 Hinton Way, Manassas, VA 20112; sale on 07/11/17 of Lot 30, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10794 Hinton

Way, Manassas, VA, 20112, 1,440 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100 (\$284,480 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-4654; \$355,610 (Instrument# 201707110052562).

NVR, Inc., to Sandra E. and Derrick A. Brown, 12881 Hoadly Manor Drive, Manassas, VA 20112; sale on 07/11/17 of Lot 11, Hoadly Manor Estates I, 0.25 acres, improved, SFD, zoned R-4, at 12881 Hoadly Manor Drive, Manassas, VA, 20112, 3,724 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$129,600 (\$684,693 trust with NVR Mortgage Finance, Inc.), GPIN# 8093-30-4048; \$700,875 (Instrument# 201707110052268).

NVR, Inc., to Casey and Kellie Payne, 12450 Armand Way, Woodbridge, VA 22192; sale on 07/11/17 of Lot 90, Phase 4, Mays Quarter, 0.17 acres, improved, SFD, zoned PMR, at 12450 Armand Way, Woodbridge, VA, 22192, 3,175 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$219,800 (\$515,550 trust with NVR Mortgage Finance, Inc. and \$96,650 trust with Tower Federal Credit Union), GPIN# 8193-34-1915; \$644,473 (Instrument# 201707110052263).

Richmond American Homes of Virginia, Inc., to Rajan Kapur, 15826 Stokes Lane, Haymarket, VA 20169; sale on 07/11/17 of Lot 9, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15826 Stokes Lane, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$115,800 (\$402,195 trust with Prosperity Home Mortgage, LLC), GPIN# 7297-28-2271; \$446,884 (Instrument# 201707110052473).

Richmond American Homes of Virginia, Inc., to Bryce Allen Dickenson and Gizem Girgin, 7804 Crescent Park Drive, Gainesville, VA 20155; sale on 07/11/17 of Parcel 3A, Lot 38, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 7804 Crescent Park Drive, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$286,829 trust with M&T Bank), GPIN# 7297-00-7667; \$358,537 (Instrument# 201707110052433).

Bradley Square Neighborhoods, LLC, to Candice O'Brien, 10750 Hinton Way, Manassas, VA 20112; sale on 07/12/17 of Lot 72, Section 2, Bradley Square, 0.03 acres, improved, TH, zoned R-6, at 10750 Hinton Way, Manassas, VA, 20112, 1,600 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,000 (\$365,568 trust with First Heritage Mortgage, LLC), GPIN# 7794-77-9571; \$357,000 (Instrument# 201707120052687).

NVR, Inc., to Isaac Baah, 1738 Featherstone Road, Woodbridge, VA 22191; sale on 07/12/17 of Condo Unit(s)

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47, Phase 5, Featherstone Station Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 1738 Featherstone Road, Woodbridge, VA, 22191, 1,195 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2017; not yet individually assessed in 2017 (\$323,841 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-2077.01; \$317,025 (Instrument# 201707120052826).

Richmond American Homes of Virginia, Inc., to Naomi C. Holmes, 15832 Stokes Lane, Haymarket, VA 20169; sale on 07/12/17 of Lot 6, Section 1, Villages of Piedmont II, 0.07 acres, improved, TH, zoned R-6, at 15832 Stokes Lane, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$116,000 (\$431,521 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-1574; \$449,580 (Instrument# 201707120052633).

Dominion Country Club, LP, to David and Dana Barber, 15942 Paynes Farm Drive, Haymarket, VA 20169; sale on 07/13/17 of Lot 40, Section 38-A, Dominion Valley Country Club, 0.22 acres, improved, SFD, zoned RPC, at 15942 Paynes Farm Drive, Haymarket, VA, 20169, Gainesville District, 3,607 finished sq. ft., 2-story SFD with 5 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$155,000 (\$588,907 trust with TBI Mortgage Company), GPIN# 7298-29-0599; \$619,903 (Instrument# 201707130053121).

Richmond American Homes of Virginia, Inc., to Bryant Julio Cruzado, 15830 Stokes Lane, Haymarket, VA 20169; sale on 07/13/17 of Lot 7, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15830 Stokes Lane, Haymarket, VA, 20169, 1,936 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$115,900 (\$395,559 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-1873; \$416,378 (Instrument# 201707130053098).

Richmond American Homes of Virginia, Inc., to Brent A. Quinn, 6903 Bryson Circle, Haymarket, VA 20169; sale on 07/13/17 of Lot 32, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 6903 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$116,000, improvements assessed at \$20,200, total 2017 assessment is \$136,200 (\$441,999 trust with Navy Federal Credit Union), GPIN# 7297-28-1760; \$441,999 (Instrument# 201707130053117).

Toll VA VIII, LP, to John and Barbara Z. Sipos, 6018 Bowes Creek Place, Gainesville, VA 20155; sale on 07/13/17 of Lot 49, Section 1, Regency at Creekside, 0.17 acres, improved, SFD, zoned PMR, at 6018 Bowes Creek Place, Gainesville, VA, 20155, new home, details not available; land

assessed in 2017 at \$124,800, GPIN# 7398-85-1004; \$589,069 (Instrument# 201707130052922).

Dominion Country Club, LP, to Kenneth I. and Cynthia A. Spencer, 5521 Blackburns Ford Court, Haymarket, VA 20169; sale on 07/14/17 of Lot 5, Section 38-B, Dominion Valley Country Club, 0.22 acres, improved, SFD, zoned RPC, at 5521 Blackburns Ford Court, Haymarket, VA, 20169, Gainesville District, 3,584 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$155,000 (\$628,092 trust with TBI Mortgage Company), GPIN# 7298-19-7856; \$639,689 (Instrument# 201707140053435).

Regency at Dominion Valley, LLC, to Virginia M. Adair, 15110 Heather Mill Lane, #101, Haymarket, VA 20169; sale on 07/14/17 of Condo Unit(s) 101, Phase 8, Building 5, The Greenbrier Condominium Association II, improved, resid. condo, zoned RPC, at 15110 Heather Mill Lane, #101, Haymarket, VA, 20169, Gainesville District, 1,551 finished sq. ft., 1-story condo with 2 bedrooms, 2 bathrooms, built in 2016; land assessed in 2017 at \$70,300, improvements assessed at \$191,700, total 2017 assessment is \$262,000, GPIN# 7299-82-1189.01; \$318,147 (Instrument# 201707140053323).

Comstock Yorkshire, LC, to Steven Fangel, 7376 Riding Meadow Way, Manassas, VA 20111; sale on 07/17/17 of Condo Unit(s) 44, Phase 13, Falls Grove Condominium, improved, TH, zoned PMR, at 7376 Riding Meadow Way, Manassas, VA, 20111, new home, details not available; not yet individually assessed in 2017 (\$350,196 trust with EagleBank), GPIN# 7897-33-7572.01; \$339,009 (Instrument# 201707170053702).

Irwin Anolik, LLC, to Popps, LLC, 450 Mill Street, Occoquan, VA 22125; sale on 07/17/17 of Parcel, 0.05 acres, improved, commercial, zoned B-1, at 450 Mill Street, Occoquan, VA, 22125, 420 finished sq. ft., 2-story retail store, built in 1984; land assessed in 2017 at \$58,700, improvements assessed at \$83,100, total 2017 assessment is \$141,800 (\$126,400 trust with PNC Bank, N.A.), GPIN# 8393-65-2003; \$194,000 (Instrument# 201707170053895).

N V P, Inc., to Ronald L. Johnson and Agnes Y. Smith, 18716 Kerill Road, Triangle, VA 22172; sale on 07/17/17 of Lot 15A3, Section 1, Kerill Heights, 0.25 acres, improved, SFD, zoned R-4, at 18716 Kerill Road, Triangle, VA, 22172, 3,152 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$119,600 (\$544,495 trust with George Mason Mortgage, LLC), GPIN# 8188-83-9769; \$554,540 (Instrument# 201707170053704).

NVR, Inc., to Jimmy E. and Eun J. Inabinet, 2560 Passionflower Court, Dumfries, VA 22026; sale on 07/17/17 of Lot 15, Section 1B and 1C, Phase 2A, Potomac Shores, 0.18 acres, improved, SFD, zoned PMR, at 2560 Passionflower Court, Dumfries, VA, 22026, 3,236 finished sq.

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ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$194,500 (\$684,735 trust with NVR Mortgage Finance, Inc.), GPIN# 8289-84-4615; \$681,716 (Instrument# 201707170053879).

NVR, Inc., to Joseph M. and Cherie B. Antonellis, 17157 Sea Skiff Way, Dumfries, VA 22026; sale on 07/17/17 of Lot 55, Section 3, Phase 2A, Harbor Station, 0.19 acres, improved, SFD, zoned PMR, at 17157 Sea Skiff Way, Dumfries, VA, 22026, 2,422 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$194,900 (\$464,550 trust with NVR Mortgage Finance, Inc.), GPIN# 8289-96-5363; \$580,713 (Instrument# 201707170053881).

NVR, Inc., to Mark T. Adams, 5650 Hoadly View Court, Manassas, VA 20112; sale on 07/17/17 of Lot 31, Hoadly Manor Estates I, 0.23 acres, improved, SFD, zoned R-4, at 5650 Hoadly View Court, Manassas, VA, 20112, 3,304 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$129,400 (\$694,124 trust with NVR Mortgage Finance, Inc.), GPIN# 8092-39-6891; \$683,890 (Instrument# 201707170053867).

NVR, Inc., to Lucas and Kaitlin Peterson, 10796 Hinton Way, Manassas, VA 20112; sale on 07/17/17 of Lot 31, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10796 Hinton Way, Manassas, VA, 20112, 1,680 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100 (\$347,480 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-4454; \$377,485 (Instrument# 201707170053883).

Neighborhoods V, LLC, to Darren M. and Katie J. Harvey, 15807 Audubon Way, Haymarket, VA 20169; sale on 07/17/17 of Lot 12, Section 2, Villages of Piedmont II, 0.24 acres, improved, SFD, zoned R-4, at 15807 Audubon Way, Haymarket, VA, 20169, Gainesville District, 3,016 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$149,200 (\$606,697 trust with First Heritage Mortgage, LLC), GPIN# 7298-20-3406; \$617,890 (Instrument# 201707170053644).

Winchester Homes, Inc., to Jenny S. Meksomphone and Tavin Indasorn, 15952 Lowdermilk Place, Haymarket, VA 20169; sale on 07/17/17 of Lot 114A, Section 3, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15952 Lowdermilk Place, Haymarket, VA, 20169, Gainesville District, 2,114 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$100,200 (\$401,810 trust with Navy Federal Credit Union), GPIN# 7298-10-7200; \$421,794 (Instrument# 201707170053692).

K. Hovnanian Homes of Virginia, Inc., to Shannon D. Nail and Joseph R. White, 3510 Shandor Road, Woodbridge, VA 22193; sale on 07/18/17 of Lot 54, Section 1, Landbay A, Eagles Pointe West, 0.21 acres, improved, SFD, zoned R-4, at

3510 Shandor Road, Woodbridge, VA, 22193, 2,638 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$60,900 (\$558,198 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8290-06-6157; \$546,459 (Instrument# 201707180054174).

NVR, Inc., to Mohammad Naweed Malekzai and Saree Shirzad and Ahmad Bilal Malikzai, 12913 Hoadly Manor Drive, Manassas, VA 20112; sale on 07/18/17 of Lot 14, Hoadly Manor Estates II, 0.25 acres, improved, SFD, zoned R-4, at 12913 Hoadly Manor Drive, Manassas, VA, 20112, 4,148 finished sq. ft., 2-story SFD with 6 bedrooms, 6 bathrooms, built in 2016; land assessed in 2017 at \$129,600, improvements assessed at \$479,500, total 2017 assessment is \$609,100, GPIN# 8093-30-9846; \$700,000 (Instrument# 201707180054060).

NVR, Inc., to Treana Armstrong, 1736 Featherstone Road, Woodbridge, VA 22191; sale on 07/18/17 of Condo Unit(s) 48, Phase 5, Featherstone Station Condominium, improved, TH, zoned PMR, at 1736 Featherstone Road, Woodbridge, VA, 22191, 1,195 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2017; not yet individually assessed in 2017 (\$309,320 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-2176.01; \$315,665 (Instrument# 201707180054296).

NVR, Inc., to Lorraine Sharkey Singleton and Kevin Lamont Singleton, 12901 Hoadly Manor Drive, Manassas, VA 20112; sale on 07/18/17 of Lot 11, Hoadly Manor Estates II, 0.24 acres, improved, SFD, zoned R-4, at 12901 Hoadly Manor Drive, Manassas, VA, 20112, 3,209 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$129,400, improvements assessed at \$391,200, total 2017 assessment is \$520,600 (\$636,000 trust with NVR Mortgage Finance, Inc.), GPIN# 8093-30-7646; \$640,000 (Instrument# 201707180054290).

Dominion Country Club, LP, to Ryan B. and Kathryn L. Shanahan, 5863 Waterloo Bridge Circle, Haymarket, VA 20169; sale on 07/19/17 of Lot 69, Section 38-B, Dominion Valley Country Club, 0.33 acres, improved, SFD, zoned RPC, at 5863 Waterloo Bridge Circle, Haymarket, VA, 20169, Gainesville District, 4,148 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$156,500 (\$646,112 trust with Prosperity Home Mortgage, LLC), GPIN# 7298-19-1025; \$727,192 (Instrument# 201707190054604).

Toll VA VIII, LP, to Willard Archie, 5915 Bowes Creek Place, Gainesville, VA 20155; sale on 07/19/17 of Lot 19, Section 1, Regency at Creekside, 0.19 acres, improved, SFD, zoned PMR, at 5915 Bowes Creek Place, Gainesville, VA, 20155, new home, details not available; land assessed in 2017 at \$125,100, GPIN# 7398-85-5588; \$624,504 (Instrument# 201707190054470).

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N V P, Inc., to Mohammad N. Saleem, 3570 Clinton Ross Court, Triangle, VA 22172; sale on 07/20/17 of Lot 7A, Saddlebrook Run, 0.23 acres, improved, SFD, zoned R-4, at 3570 Clinton Ross Court, Triangle, VA, 22172, 3,580 finished sq. ft., 2-story SFD with 6 bedrooms, 5 bathrooms, built in 2017; land assessed in 2017 at \$147,800 (\$547,284 trust with Acopia, LLC), GPIN# 8288-00-6589; \$577,284 (Instrument# 201707200054983).

Dominion Country Club, LP, to Stuart Douglas Funk and Cheryl Ingerson-Funk, Trustees of the Ingerson-Funk/Funk Family Trust, 4628 Pilton Place, Haymarket, VA 20169; sale on 07/21/17 of Lot 74, Section 51, Dominion Valley Country Club, 0.23 acres, improved, SFD, zoned RPC, at 4628 Pilton Place, Haymarket, VA, 20169, 3,533 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$155,200 (\$100,000 trust with TBI Mortgage Company), GPIN# 7299-47-5222; \$797,601 (Instrument# 201707210055087).

Miller and Smith at Walker Station, LLC, to Emil and Elizaveta Bagdasarov, 8152 Honey Bee Way, Manassas, VA 20111; sale on 07/21/17 of Lot 36, Walker Station, 0.04 acres, improved, TH, zoned PMR, at 8152 Honey Bee Way, Manassas, VA, 20111, 1,660 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,900 (\$368,197 trust with Flagstar Bank, FSB), GPIN# 7896-31-4243; \$374,990 (Instrument# 201707210055232).

NVR, Inc., to Matthew R. and Megan E. Clark, 12336 Valley View Drive, Nokesville, VA 20181; sale on 07/21/17 of Lot 25, Colvin Farm, 10.00 acres, improved, SFD, zoned Agricultural, at 12336 Valley View Drive, Nokesville, VA, 20181, new home, details not available; land assessed in 2017 at \$196,000 (\$659,860 trust with NVR Mortgage Finance, Inc.), GPIN# 7593-74-8717; \$733,181 (Instrument# 201707210055263).

Richmond American Homes of Virginia, Inc., to Jason and Savinna Y. An, 15828 Stokes Lane, Haymarket, VA 20169; sale on 07/21/17 of Lot 8, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15828 Stokes Lane, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 3 bedrooms 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$115,800 (\$379,243 trust with JG Wentworth Home Lending, LLC), GPIN# 7297-28-2072; \$396,245 (Instrument# 201707210055179).

Brookfield Vint Hill, LLC, to Domingo DeJesus Delcid, Martha Delcid and Martha Lilian Portillo, 10258 Spring Iris Drive, Bristow, VA 20136; sale on 07/24/17 of Lot 20, Section 2, Woodland Grove, 0.18 acres, improved, SFD, zoned PMR, at 10258 Spring Iris Drive, Bristow, VA, 20136, 2,162 finished sq. ft., 2-story SFD with 3 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$142,400,

GPIN# 7594-29-6593; \$475,680 (Instrument# 201707240055726).

Dominion Country Club, LP, to Ramu and Baby Padma Kurra, 4539 Dodds Mill Drive, Haymarket, VA 20169; sale on 07/24/17 of Lot 19, Section 51, Dominion Valley Country Club, 0.56 acres, improved, SFD, zoned RPC, at 4539 Dodds Mill Drive, Haymarket, VA, 20169, Gainesville District, 6,251 finished sq. ft., 2-story SFD with 4 bedrooms, 6 bathrooms, built in 2017; land assessed in 2017 at \$159,600 (\$800,000 trust with TBI Mortgage Company), GPIN# 7299-46-2380; \$1,042,280 (Instrument# 201707240055656).

K. Hovnanian Homes of Virginia, Inc., to Damian Alexis Rodriguez and July Celia Rodriguez, 3494 Shandor Road, Woodbridge, VA 22193; sale on 07/24/17 of Lot 58, Section 1, Landbay A, Eagles Pointe West, 0.23 acres, improved, SFD, zoned R-4, at 3494 Shandor Road, Woodbridge, VA, 22193, 2,652 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$61,000 (\$588,500 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8290-06-7232; \$576,185 (Instrument# 201707240055572).

NVR, Inc., to Charles and Nicole Dawes, 17100 Belle Isle Drive, Dumfries, VA 22026; sale on 07/24/17 of Lot 48, Section 2, Phase 2B, Harbor Station, 0.24 acres, improved, SFD, zoned PMR, at 17100 Belle Isle Drive, Dumfries, VA, 22026, 3,489 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$288,100 (\$627,000 trust with NVR Mortgage Finance, Inc.), GPIN# 8389-26-5680; \$660,000 (Instrument# 201707240055748).

NVR, Inc., to Michael Anthony Haggerty and Torguka R. Johnson Haggerty, 4621 Easterlin Way, Woodbridge, VA 22192; sale on 07/24/17 of Lot 32, Phase 1, Mays Quarter, 0.20 acres, improved, SFD, zoned PMR, at 4621 Easterlin Way, Woodbridge, VA, 22192, 2,170 finished sq. ft., 1-story SFD with 3 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$220,000 (\$670,279 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-24-4634; \$662,847 (Instrument# 201707240055600).

Neighborhoods V, LLC, to Jose A. Chavarria and Jose S. Trigueros Estrada, 7655 Signal Hill Road, Manassas, VA 20111; sale on 07/24/17 of Lot 28, Woodland Farms, 1.06 acres, improved, SFD, zoned SR-1, at 7655 Signal Hill Road, Manassas, VA, 20111, 4,040 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$162,800, improvements assessed at \$523,800, total 2017 assessment is \$686,600 (\$636,446 trust with First Heritage Mortgage, LLC), GPIN# 7895-74-2063; \$695,000 (Instrument# 201707240055389).

Regency at Dominion Valley, LLC, to Pauline Jayne Leiter and Clifford F. Leiter, 15120 Heather Mill Lane, #307, Haymarket, VA 20169; sale on 07/24/17 of Condo Unit(s)

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307, Phase 9, Building 3, The Greenbrier Condominium Association II, improved, resid. condo, zoned RPC, at 15120 Heather Mill Lane, #307, Haymarket, VA, 20169, Gainesville District, 1,500 finished sq. ft., 1-story condo with 2 bedrooms, 2 bathrooms, built in 2016; land assessed in 2017 at \$70,300, improvements assessed at \$186,700, total 2017 assessment is \$257,000 (\$199,327 trust with TBI Mortgage Company), GPIN# 7299-83-1114.03; \$304,327 (Instrument# 201707240055532).

Brookfield Vint Hill, LLC, to Jon and Hui Fila, 10361 Twin Leaf Drive, Bristow, VA 20136; sale on 07/25/17 of Lot 10, Section 2, Woodland Grove, 0.17 acres, improved, SFD, zoned PMR, at 10361 Twin Leaf Drive, Bristow, VA, 20136, 1,782 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$142,200 (\$491,870 trust with George Mason Mortgage, LLC), GPIN# 7595-20-4815; \$517,758 (Instrument# 201707250056024).

Richmond American Homes of Virginia, Inc., to Talal Malik, 16116 Haygrath Place, Gainesville, VA 20155; sale on 07/25/17 of Parcel 3A, Lot 41, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 16116 Haygrath Place, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$344,757 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-00-7558; \$362,902 (Instrument# 201707250055915).

Richmond American Homes of Virginia, Inc., to Juan C. and Leigh Ann Grande, 7802 Crescent Park Drive, Gainesville, VA 20155; sale on 07/25/17 of Parcel 3A, Lot 39, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 7802 Crescent Park Drive, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$389,508 trust with Navy Federal Credit Union), GPIN# 7297-00-7467; \$382,809 (Instrument# 201707250055985).

The Evergreene Companies, LLC, to Deborah Ann James, 14256 Glenkirk Road, Gainesville, VA 20155; sale on 07/25/17 of Lot 1, Property of Allen T. and Pamela N. Lindholm, 1.00 acres, improved, SFD, zoned Agricultural, at 14256 Glenkirk Road, Gainesville, VA, 20155, 3,772 finished sq. ft., 2-story SFD with 4 bedrooms, 3 bathrooms, built in 2017; land assessed in 2017 at \$110,200 (\$605,973 trust with George Mason Mortgage, LLC), GPIN# 7396-32-5090; \$807,964 (Instrument# 201707250056059).

EVG-MB Ventures, LLC, to Leon W. Hutton and Caifeng Zheng, 8882 Orchard Lane, Manassas, VA 20110; sale on 07/26/17 of Lot 3, Grant Corner Residential, 1,986.00 sq. ft., improved, TH, zoned B3.5, at 8882 Orchard Lane, Manassas, VA, 20110, 2,156 finished sq. ft., 3-story TH with 3 bedrooms, 2 bathrooms, built in 2017; land assessed in 2017 at \$72,500 (\$286,880 trust with First Home Mortgage

Corporation), tax map 101-89-00-3; \$358,600 (Instrument# 201707260056524).

NVR, Inc., to Sabine Nguedi, 1740 Featherstone Road, Woodbridge, VA 22191; sale on 07/26/17 of Condo Unit(s) 46, Phase 5, Featherstone Station Condominium, improved, TH, zoned PMR, at 1740 Featherstone Road, Woodbridge, VA, 22191, 1,195 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2017; not yet individually assessed in 2017 (\$309,200 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-1978.01; \$332,475 (Instrument# 201707260056276).

NVR, Inc., to Daniel Berhane, 1642 Dorothy Lane, Woodbridge, VA 22191; sale on 07/26/17 of Lot 25, Featherstone Square, 0.06 acres, improved, TH, zoned PMR, at 1642 Dorothy Lane, Woodbridge, VA, 22191, 1,848 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$132,500 (\$429,189 trust with Fidelity Bank Mortgage), GPIN# 8391-56-4788; \$429,189 (Instrument# 201707260056459).

NVR, Inc., to Leandro P. Soto and Margoth Hernandez, 12409 Mays Quarter Road, Woodbridge, VA 22192; sale on 07/26/17 of Lot 48, Phase 1, Mays Quarter, 0.15 acres, improved, SFD, zoned PMR, at 12409 Mays Quarter Road, Woodbridge, VA, 22192, 3,175 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$219,600 (\$537,950 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-24-8545; \$672,456 (Instrument# 201707260056623).

Neighborhoods V, LLC, to Jeremiah F. and Jessica G. Koller, 15806 Audubon Way, Haymarket, VA 20169; sale on 07/26/17 of Lot S2, Section 2, Villages of Piedmont II, 0.24 acres, improved, SFD, zoned R-4, at 15806 Audubon Way, Haymarket, VA, 20169, 3,645 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$149,200 (\$400,000 trust with First Heritage Mortgage, LLC), GPIN# 7298-20-5401; \$648,470 (Instrument# 201707260056343).

Richmond American Homes of Virginia, Inc., to Fabrice Muco and Grace Mushamalirwa Cirangashane, 16114 Haygrath Place, Gainesville, VA 20155; sale on 07/26/17 of Parcel 3A, Lot 42, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 16114 Haygrath Place, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$230,000 trust with United Nations Federal Credit Union), GPIN# 7297-00-7758; \$366,284 (Instrument# 201707260056367).

Richmond American Homes of Virginia, Inc., to Derrick James Spitz and Brittney Danielle Spitz, 6842 Bryson Circle, Haymarket, VA 20169; sale on 07/26/17 of Lot 90, Section 1, Villages of Piedmont II, 0.07 acres, improved, TH, zoned R-6, at 6842 Bryson Circle, Haymarket, VA, 20169,

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2,400 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$115,800 (\$426,825 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-2820; \$434,700 (Instrument# 201707260056699).

Toll VA VIII, LP, to Catherine L. Price, 5911 Bowes Creek Place, Gainesville, VA 20155; sale on 07/26/17 of Lot 20, Section 1, Regency at Creekside, 0.16 acres, improved, SFD, zoned PMR, at 5911 Bowes Creek Place, Gainesville, VA, 20155, new home, details not available; land assessed in 2017 at \$124,700, GPIN# 7398-85-6290; \$574,975 (Instrument# 201707260056426).

Toll VA VIII, LP, to Paul A. and Sidney M. Kaplan, 6030 Bowes Creek Place, Gainesville, VA 20155; sale on 07/26/17 of Lot 52, Section 1, Regency at Creekside, 0.23 acres, improved, SFD, zoned PMR, at 6030 Bowes Creek Place, Gainesville, VA, 20155, new home, details not available; land assessed in 2017 at \$125,900, GPIN# 7398-85-2808; \$588,255 (Instrument# 201707260056407).

Bradley Square Neighborhoods, LLC, to Jodie L. and Steven A. Willis, 10753 Caledonia Meadow Drive, Manassas, VA 20112; sale on 07/27/17 of Lot 93, Section 4, Bradley Square, 0.07 acres, improved, TH, zoned PMR, at 10753 Caledonia Meadow Drive, Manassas, VA, 20112, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,300 (\$394,656 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-2838; \$386,350 (Instrument# 201707270056819).

Dominion Country Club, LP, to Robert A. and Rebecca S. Thaxton, 5878 Waterloo Bridge Circle, Haymarket, VA 20169; sale on 07/27/17 of Lot 41, Section 38-B, Dominion Valley Country Club, 0.27 acres, improved, SFD, zoned RPC, at 5878 Waterloo Bridge Circle, Haymarket, VA, 20169, Gainesville District, 4,314 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$155,700 (\$560,000 trust with Branch Banking and Trust Company), GPIN# 7298-08-9180; \$720,609 (Instrument# 201707270056795).

K. Hovnanian Homes of Virginia, Inc., to Isaac Kwadwo Buabeng, 15897 Eagle Feather Drive, Woodbridge, VA 22191; sale on 07/27/17 of Lot 12, Section 11, Landbay C, Eagles Pointe, 0.23 acres, improved, SFD, zoned R-4, at 15897 Eagle Feather Drive, Woodbridge, VA, 22191, 2,761 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$152,200 (\$557,670 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8290-56-1193; \$544,630 (Instrument# 201707270056927).

K. Hovnanian Homes of Virginia, Inc., to Richard C. and Amy F. Stockholm, 3470 Shandor Road, Woodbridge, VA 22193; sale on 07/27/17 of Lot 6, Section 1, Landbay A, Eagles Pointe West, 0.23 acres, improved, SFD, zoned R-4, at 3470 Shandor Road, Woodbridge, VA, 22193, new home,

details not available; land assessed in 2017 at \$61,000 (\$534,100 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8290-16-0803; \$603,842 (Instrument# 201707270056925).

Miller and Smith at Walker Station, LLC, to James Demond Oglesby and Ruth Elizabeth Hicks-Oglesby, 8201 Handsome Joe Lane, Manassas, VA 20111; sale on 07/27/17 of Lot 96, Walker Station, 0.07 acres, improved, TH, zoned PMR, at 8201 Handsome Joe Lane, Manassas, VA, 20111, 1,872 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$89,200 (\$445,970 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-30-0694; \$445,970 (Instrument# 201707270056815).

NVR, Inc., to Shanna McClendon, 1638 Dorothy Lane, Woodbridge, VA 22191; sale on 07/27/17 of Lot 26, Featherstone Square, 0.04 acres, improved, TH, zoned PMR, at 1638 Dorothy Lane, Woodbridge, VA, 22191, 1,868 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$132,300 (\$434,730 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-4986; \$434,730 (Instrument# 201707270056942).

Neighborhoods V, LLC, to Christopher James Forsberg and Rebecca C. Forsberg, 15791 Audubon Way, Haymarket, VA 20169; sale on 07/27/17 of Lot 8, Section 2, Villages of Piedmont II, 0.24 acres, improved, SFD, zoned R-4, at 15791 Audubon Way, Haymarket, VA, 20169, Gainesville District, 3,346 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$149,200 (\$490,800 trust with Apple Federal Credit Union), GPIN# 7297-29-2876; \$577,455 (Instrument# 201707270056965).

Toll VA VIII, LP, to John G. and Patricia A. Marcus, Trustees of the Marcus Family Trust, 5987 Bowes Creek Place, Gainesville, VA 20155; sale on 07/27/17 of Lot 60, Section 1, Regency at Creekside, 0.16 acres, improved, SFD, zoned PMR, at 5987 Bowes Creek Place, Gainesville, VA, 20155, 2,853 finished sq. ft., 1-story SFD with 3 bedrooms, 3 bathrooms, built in 2017; land assessed in 2017 at \$124,600, GPIN# 7398-85-0744; \$591,425 (Instrument# 201707270057007).

Winchester Homes, Inc., to Greta Katrine Pata and Michael Charles Pata, 6600 Bartrams Forest Lane, Haymarket, VA 20169; sale on 07/27/17 of Lot 101A, Section 3, Villages of Piedmont II, 0.08 acres, improved, TH, zoned R-6, at 6600 Bartrams Forest Lane, Haymarket, VA, 20169, Gainesville District, 2,306 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$100,400 (\$472,743 trust with Loandepot.com, LLC), GPIN# 7298-10-8926; \$497,625 (Instrument# 201707270056937).

Basheer/Edgemore-Potomac Crest, LLC, to Guetenech Deneke, 2774 Blocker Place, Falls Church, VA 22043; sale on 07/28/17 of Condo Unit(s) 27, Phase 9,

1001-20146

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Potomac Crest Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 12745 Lotte Drive, Woodbridge, VA, 22192, 2,041 finished sq. ft., 3-story TH style condo with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$86,500, improvements assessed at \$75,900, total 2017 assessment is \$162,400, GPIN# 8393-61-6436.01; \$400,000 (Instrument# 201707280057308).

Brookfield Vint Hill, LLC, to Vivieca C. and Eugene C. Pierce, 12268 Sedge Street, Bristow, VA 20136; sale on 07/28/17 of Lot 49, Section 3, Woodland Grove, 0.26 acres, improved, SFD, zoned PMR, at 12268 Sedge Street, Bristow, VA, 20136, 3,436 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$143,400 (\$657,395 trust with Navy Federal Credit Union), GPIN# 7595-01-8637; \$657,395 (Instrument# 201707280057325).

Brookfield Vint Hill, LLC, to Matthew Hyatt and Adrianna Mendez-Hyatt, 12257 Sedge Street, Bristow, VA 20136; sale on 07/28/17 of Lot 53, Section 3, Woodland Grove, 0.22 acres, improved, SFD, zoned PMR, at 12257 Sedge Street, Bristow, VA, 20136, 2,802 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$142,800 (\$493,327 trust with McLean Mortgage Corporation), GPIN# 7595-11-0511; \$616,659 (Instrument# 201707280057386).

Dominion Country Club, LP, to Terence and Caron O'Rourke, 5528 Blackburns Ford Court, Haymarket, VA 20169; sale on 07/28/17 of Lot 29, Section 38-B, Dominion Valley Country Club, 0.20 acres, improved, SFD, zoned RPC, at 5528 Blackburns Ford Court, Haymarket, VA, 20169, Gainesville District, new home, details not available; land assessed in 2017 at \$154,800 (\$498,797 trust with TIAA, FSB), GPIN# 7298-19-5766; \$623,497 (Instrument# 201707280057078).

Miller and Smith at Walker Station, LLC, to Daniel Alberto Burbano and Carmel M. Joseph-Burbano, 8203 Handsome Joe Lane, Manassas, VA 20111; sale on 07/28/17 of Lot 97, Walker Station, 0.05 acres, improved, TH, zoned PMR, at 8203 Handsome Joe Lane, Manassas, VA, 20111, 1,872 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$89,000 (\$378,610 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-30-0395; \$390,320 (Instrument# 201707280057145).

NVR, Inc., to Michael R. and Kokita J. Chambers, 17115 Belle Isle Drive, Dumfries, VA 22026; sale on 07/28/17 of Lot 22, Section 2, Phase 2B, Harbor Station, 0.28 acres, improved, SFD, zoned PMR, at 17115 Belle Isle Drive, Dumfries, VA, 22026, new home, details not available; land assessed in 2017 at \$289,900 (\$714,506 trust with NVR Mortgage Finance, Inc.), GPIN# 8389-26-9678; \$740,625 (Instrument# 201707280057301).

NVR, Inc., to Dina Thomas, 1634 Dorothy Lane, Woodbridge, VA 22191; sale on 07/28/17 of Lot 27, Featherstone Square, 0.04 acres, improved, TH, zoned PMR, at 1634 Dorothy Lane, Woodbridge, VA, 22191, 1,848 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$132,300 (\$367,460 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-5184; \$437,460 (Instrument# 201707280057318).

Richmond American Homes of Virginia, Inc., to Whitney Robinson Milton, 7812 Crescent Park Drive, Gainesville, VA 20155; sale on 07/28/17 of Parcel 3A, Lot 34, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 7812 Crescent Park Drive, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$394,101 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-00-8466; \$401,371 (Instrument# 201707280057222).

Richmond American Homes of Virginia, Inc., to Pragna B. Patel, 6840 Bryson Circle, Haymarket, VA 20169; sale on 07/28/17 of Lot 91, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 6840 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,400 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$115,800 (\$351,250 trust with Wells Fargo Bank, N. A.), GPIN# 7297-28-3018; \$439,082 (Instrument# 201707280057215).

Richmond American Homes of Virginia, Inc., to Alexander William Wenninger, 16112 Haygrath Place, Gainesville, VA 20155; sale on 07/28/17 of Parcel 3A, Lot 43, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 16112 Haygrath Place, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$366,235 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-00-7957; \$385,511 (Instrument# 201707280057333).

Richmond American Homes of Virginia, Inc., to Taina M. Pagan, 16110 Haygrath Place, Gainesville, VA 20155; sale on 07/28/17 of Parcel 3A, Lot 44, Madison Crescent, 0.03 acres, improved, TH, zoned PMD, at 16110 Haygrath Place, Gainesville, VA, 20155, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$103,000 (\$385,230 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-00-8157; \$405,505 (Instrument# 201707280057209).

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Published 12 times a year
by Virginia Newsletters LLC
P.O. Box 583, Herndon, VA 20172-0583
www.virginianewletters.com
Telephone: 703-450-5085
Fax: 703-450-0185
E-mail: gina@virginianewletters.com
Gina McQuinn, Publisher and Editor

Subscriptions to
The Prince William Newsletter: \$325 per year.

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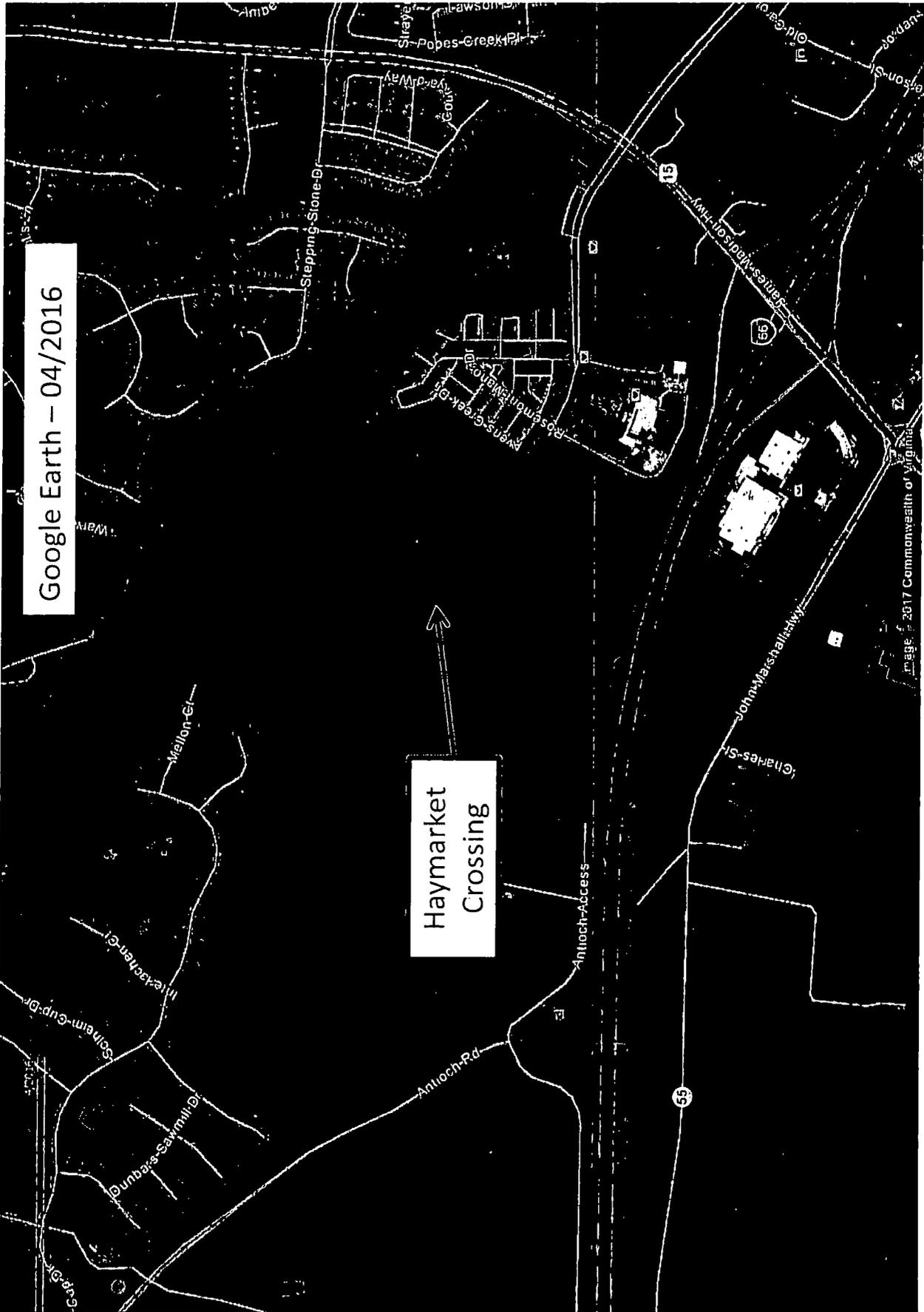
Plan Number: REZ2015-20010

Plan Details

Type: Rezoning District: 20 - Gainesville Apply Date: 3/6/2015
 Work Class: Proffer Amendment Square Feet: 0 Expire Date: None
 Status: Approved Complete Date: 10/13/2015
 Approval Expire Date: None

Description: HAYMARKET CROSSING
 HAYMARKET CROSSING; REQUEST TO AMEND THE PROFFERS APPROVED WITH REZONING #PLN2013-00281, TO DECREASE THE NUMBER OF UNITS FROM 316 TO A MAXIMUM OF 216 MULTIFAMILY DWELLINGS, RANGING IN SIZE FROM ONE TO THREE BEDROOMS, WITH ASSOCIATED AMENITIES SUCH AS A PAVILION AND AN OUTDOOR SEATING AREA. ZONED R-16; DESIGNATED REC

150110946



Google Earth - 04/2016

Haymarket Crossing

Image © 2017 Commonwealth of Virginia

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Your Real Estate News and Research Resource

Volume 33, Number 3 • March 2017

Staff to Study Changes in Recommended Uses for Undeveloped Route 29 Properties

As part of their recommendation to initiate a comprehensive plan amendment that would alter the land use designation for a 17-acre Brentsville site owned by the Zetlin family, staff wants to look closely at a broader swath of the Route 29 corridor in the area.

The reason, according to county planner Rebecca Horner: "We often have pre-rezoning application meetings with property owners or developers looking to do something in this area that includes residential or retail but it's not consistent with the existing planning map," she said during a presentation on the 2017 comprehensive plan amendments (CPAs) at the March 21st meeting of the board of supervisors.

Much of the undeveloped land in the area is planned for Community Employment Center or Suburban Residential Low, Horner said, explaining that "based on the frequency of these requests, we know that this whole corridor needs to be looked at, so we are recommending an expanded study area as we look at the Zetlin property."

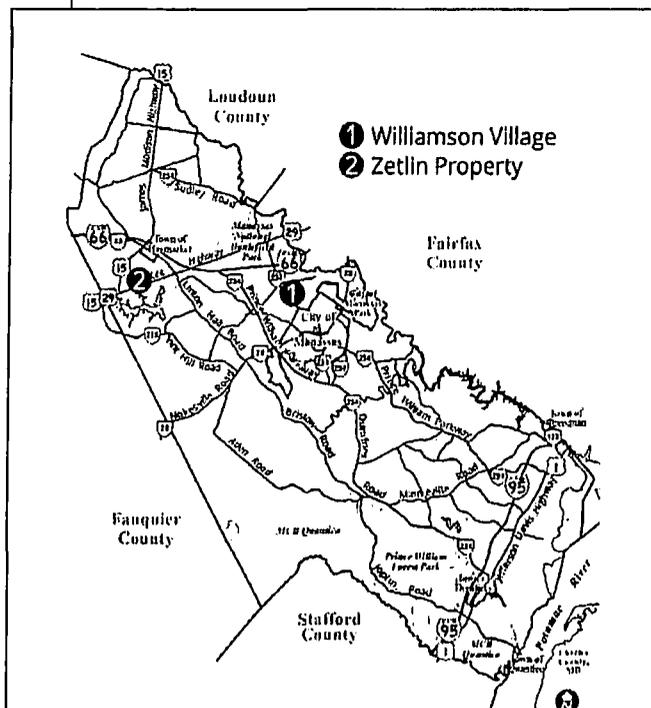
The CPA for the Zetlin property, which lies northeast of the intersection of Route 29 and Old Carolina Road, proposes a CEC, Commercial Employment Center land use designation instead of the property's current designation of SRL, Suburban Residential Low. Today the property is undeveloped and zoned A-1, Agricultural, Horner said. The applicants plan to file a concurrent rezoning, which will propose a change to PMR, Planned Mixed Residential to allow for the construction of a 200-unit, age-restricted, multi-family development.

"The applicant is requesting the CEC designation, which allows for employment opportunities and jobs but includes a mix of uses," Horner said. "They can do

residential as a secondary use for no more than 25 percent of property." Under the CEC designation, all housing types are allowed, including age restricted units, she remarked.

The board concurred with staff's recommendation, and initiated the CPA with the expanded study area to consider a change in land use designation for other nearby undeveloped properties with the CEC and SRL designations, in addition to the site itself.

2017 Comprehensive Plan Amendment Request Locational Map; Source: Prince William County



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Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) gina@virginianewsletters.com

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A second application was deferred indefinitely, at the request of the applicant. The initial proposal for a 14-acre site east of the intersection of Route 234 and Lomand Drive included plans for a 228-unit condominium development called Williamson Village.

According to Horner, "Staff was not recommending initiation of this CPA so the applicant asked for a deferral so they could work with us on a proposal that we could support."

In recommending the deferral, Brentsville Supervisor Jeanine Lawson said, "Let's give the applicant continued opportunity to work with staff to get a better proposal." The rest of the group agreed, with a unanimous vote for the deferral.

The March presentation was part of the county's annual process, allowing property owners and developers to propose amendments to the comprehensive long-range land use plan. Applications are filed in January each year.

At a regularly scheduled March meeting, the board decides whether or not to move forward with the application, based on an initial staff recommendation. The decision to initiate an amendment is the first step in what can be a lengthy development process, involving a detailed staff report and public hearings before the planning commission and board.

Public/Private Partnership to Develop Stadium at Potomac Town Center

JBG, the new owner of Potomac Town Center, the Woodbridge shopping and dining complex anchored by Wegmans, has announced plans to develop the remaining 25 acres of its 100-acre town center property, in part by leasing some of the land to the county for a new minor league baseball park.

The public-private partnership also involves the owner of the Potomac Nationals, the minor league affiliate of the Washington Nationals, which would relocate there from its current home at Pfitzner Stadium, adjacent to the County's government services center. Pfitzner is an aging facility that lacks many fan amenities and no longer meets minor league standards – the reason for the team's need to find new digs.

At a presentation before the Prince William Board of County Supervisors on March 7th, Tom Sebastian, JBG's senior vice president for development, said that in addition

to the ballpark, plans for the remaining acreage include "tens of millions of additional investment and further development of the town center." He added that his company enthusiastically supported the ballpark plan, which also includes construction of an adjacent parking garage. JBG would retain ownership of the land required for the ballpark and garage, but would symbolically lease it to the county for one dollar a year to enable the project.

"We are very excited about the prospect of working with the county to develop a state-of-the-art baseball stadium on the property," he said. "This is a win-win-win, for the county, the team and for us," Sebastian said, adding that the new stadium would help attract even more people to the already-popular town center, increasing the value of the property for the company.

The commercial developer, with an ever expanding portfolio of DC-area mega-projects, made its first foray into Prince William County fifteen months ago, when it purchased the massive retail complex on Optix Boulevard from Roadside Development. JBG's portfolio of active projects also includes 4747 Bethesda, a mixed use development in downtown Bethesda, and Fort Totten Square, a Class A residential and retail building near the Fort Totten metro station in DC, comprised of 350 apartments and 130,000 square feet of retail, including an urban-format Walmart with full-service grocery and pharmacy.

Complex Funding Structure for Project. The ballpark project's complex public-private funding stream also involves the Potomac Nationals team and Prince William County, which would issue a \$35 million bond to finance the stadium's construction. The county and the Virginia Department of Transportation would cover the cost of building the parking garage, while JBG would contribute up to \$200,000 in additional off-site road improvements as needed.

According to Potomac Nationals' owner Art Silber, Minor League Baseball – the league's governing board – is requiring the team to move to a more modern facility within the next two years. Silber said that if the team can't arrange for a new stadium in Prince William County, options include relocating the ball club to a different community, likely in another state. "The simple thing would be for us to walk. We could sell the ball club. Other communities in other states are clamoring for a minor league team," he said.

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Divided Board Authorizes "Letter of Intent." At the meeting, dozens of speakers turned out to address the board – most urging the supervisors to move forward with the project by authorizing a non-binding letter of intent. The letter of intent is a signal that all parties agree to move forward in good faith with the ultimate goal of signing a binding contract for the project.

A few speakers spoke in opposition over the potential costs to the county and uncertainties surrounding the cost estimates.

Several supervisors echoed these concerns. "I ran for this board to really make sure that every tax dollar is being spent wisely. I need to make sure that my votes are consistent with my principles," said Gainesville Supervisor Pete Candland. "But this is an amenity and we have to balance this with our priorities. I love baseball too but part of my job is to figure out where the scarce tax dollars are going. I have concerns about the letter of intent, even though it's non-binding. We are giving up our negotiating position by signing this. I believe more work needs to be done."

But others said that authorizing the letter of intent merely begins the process. "This board is not ready to sign a contract," said Coles Supervisor Martin Nohe. "There are things to be worked out. But we won't find out unless we move forward. We owe it to our community to try to get these things worked out. It will be a hard process but we need to move forward, get answers, and see if we can make this happen."

Meanwhile, team owner Silber and JBG's Sebastian told board members that a decision to sign the letter of intent was needed that evening. Otherwise, they said, the deal was off.

"We are out of time," Silber said. "We need to know now if we are going to move, because the lead time to go to another community is two years. If this doesn't happen tonight then there are no further discussions."

Sebastian added that his company had already invested a substantial sum to explore the ballpark. "We have invested \$600,000 already. We have been actively working on this since we bought the property. This is not the highest investment use from a profit standpoint, but the rest of our asset will benefit," he said. "In any large project you have to start with a letter of intent because you have to reach agreement on the big picture before addressing unresolved

questions and attacking the details. You have to start somewhere."

Ultimately, the board voted to authorize the signing of a non-binding letter of intent, signaling that the county is interested in moving forward towards a final agreement for the new ballpark.

Three supervisors voted against the authorization: Candland, Brentsville's Jeanine Lawson, and Occoquan's Ruth Anderson.

Briefly Noted...

...Board approves rezoning for Bethlehem Road industrial project. Also at the March 7th land use meeting, board members unanimously approved a proposal (Rezoning #REZ2016-00020) to rezone an 18-acre site near the intersection of Bethlehem and Balls Fords Roads from A-1, Agricultural, to M-1, Heavy Industrial, to enable future development—possibly for a data center. The Gainesville site is designated FEC, Flexible Use Employment Center, in the Comprehensive Plan and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District.



Building Permits Issued February 1 through 28, 2017 Residential

New Single Family Detached

Basheer Edgemoore Hickory Falls LLC, 2071 Chain Bridge Road, #510, Vienna, VA 22182; for 1 \$318,000 SFD at 12108 Hickory Falls Court, Woodbridge, VA 22192 (contractor: Basheer/Edgemoore-Hickory Falls, 2071 Chain Bridge Road, #510, Vienna, VA 22182);

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, Reston, VA 20190; for 1 \$159,000 SFD at 8816 Old Dominion Hunt Circle, Manassas, VA 20110 (contractor: Stanley Martin Companies, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, Reston, VA 20190; for 1 \$159,000 SFD at 10500 Huntsman Run Way, Manassas, VA 20110 (contractor: Stanley Martin Companies, 11710 Plaza America Drive, #1100, Reston, VA 20190);

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Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, Reston, VA 20190; for 1 \$159,000 SFD at 8804 Old Dominion Hunt Circle, Manassas, VA 20110 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$162,000 SFD at 10544 Blazing Star Loop, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 2 \$176,000 SFD at 10246 and 10258 Spring Iris Drive, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$176,000 SFD at 10452 Goldenrod Drive, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$176,000 SFD at 10361 Twin Leaf Drive, Bristow, VA 20136 (contractor: Brookfield Avendale LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030);

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$175,000 SFD at 10509 Blazing Star Loop, Bristow, VA 20136;

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD at 5867 Waterloo Bridge Circle, Haymarket, VA (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD at 5612 Tournament Drive, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 3 \$200,000 SFD at 4527, 4538, and 4564 Dodds Mill Drive, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$200,000 SFD at 15413 Cross Keys Road, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$200,000 SFD at 5876 Waterloo Bridge Circle, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Garn & Kanolnate Rattanakun, 16842 Toms River Loop, Dumfries, VA 22026; for 1 \$300,000 SFD at 7112 Token Valley Road, Manassas, VA 20112 (contractor: SV Homes LC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

Golden Eagle, 625 Elden Street, #103, Herndon, VA 20170; for 1 \$150,000 SFD at 5650 Hoadly View Court, Manassas, VA 20112 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 17051 Belle Isle Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD at 2576 Passionflower Court, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 3 \$150,000 SFD at 2560, 2568, and 2580 Passionflower Court, Dumfries, VA (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

LAH Colvin Farm LLC, 2700 South Nelson Street, Arlington, VA 22206; for 1 \$150,000 SFD at 12400 Valley View Drive, Nokesville, VA 20181 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 1 \$150,000 SFD at 12409 Mays Quarter Road, Woodbridge, VA 22192;

Mays Quarter LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079; for 2 \$150,000 SFD at 12380 and 12425 Southington Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 SFD at 15308 Thoroughfare Road, Gainesville, VA 20155;

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 SFD at 3830 Clarke Farm Place, Woodbridge, VA 22192;

NVP Inc., 9300 Grant Avenue, #300, Manassas, VA 20110; for 1 \$150,000 SFD at 18716 Kerill Road, Triangle, VA 22172;

NVR Inc., 3850 Fetter Park Drive, #201, Dumfries, VA 22025; for 1 \$150,000 SFD at 12475 Southington Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 3850 Fetter Park Drive, Dumfries, VA 22025; for 1 \$150,000 SFD at 17015 Takeaway Lane, Dumfries, VA 22026;

NVR Inc., 3850 Fetter Park Drive, Dumfries, VA 22025; for 1 \$150,000 SFD at 11441 Colvin Lane, Nokesville, VA 20181 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 3850 Fetter Park Drive, #201, Dumfries, VA 22025; for 1 \$150,000 SFD at 12512 Southington Drive, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

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Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD at 6651 Muir Drive, Haymarket, VA 20169 (contractor: Stanley Martin);

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 2 \$159,000 SFD at 15806 and 15807 Audubon Way, Haymarket, VA 20169 (contractor: Stanley Martin Companies);

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD at 15815 Audubon Way, Haymarket, VA 20169 (contractor: Stanley Martin Companies, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 2 \$159,000 SFD at 6638 and 6642 Muir Drive, Haymarket, VA 20169 (contractor: Stanley Martin Companies, 11710 Plaza America Drive, #1100, Reston, VA 20190);

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 12305 Saint Helena Terrace, Bristow, VA 20136;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 8317 Dearnay Creek Way, Bristow, VA 20136 (contractor: Richmond American Homes, 4350 South Monaco Street, Denver, CO 80237);

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 1 \$200,000 SFD at 8313 Dearnay Creek Way, Bristow, VA 20136 (contractor: Richmond American Homes, 4350 South Monaco Street, Denver, CO 80237);

Ronald & Suzanne Neff, 5933 Innisvale Drive, Fairfax Station, VA 22039; for 1 \$400,000 SFD at 15021 Fallen Oaks Place, Gainesville, VA 20155;

Toll VA VIII LP, 250 Gibraltar Road, Horsham, PA 19044; for 1 \$150,000 SFD at 5908 Bowes Creek Place, Gainesville, VA 20155;

Toll VA VIII LP, 250 Gibraltar Road, Horsham, VA 19044; for 1 \$150,000 SFD at 5982 Bowes Creek Place, Gainesville, VA 20155;

Toll VA VIII LP, 250 Gibraltar Road, Horsham, VA 19044; for 3 \$150,000 SFD at 5987, 5911, and 6010 Bowes Creek Place, Gainesville, VA 20155 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Trez Virginia LP, 14114 North Dallas Parkway, #265, Dallas, TX 75254; for 1 \$150,000 SFD at 17537 Spring Cross Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Trez Virginia LP, 14114 North Dallas Parkway, #265, Dallas, TX 75254; for 1 \$150,000 SFD at 2617 Crossvine Drive, Dumfries, VA 22026 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Van Metre Homes at Bull Run LLC, 9900 Main Street, #500, Fairfax, VA 22031; for 1 \$150,000 SFD at 3404 Amberfield Lane, Haymarket, VA 20169;

WHI Republic LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$175,000 SFD at 3108 Reach Eagle Court, Woodbridge, VA 22191 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

WHI Republic LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$175,000 SFD at 3046 Landing Eagle Court, Woodbridge, VA 22191 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

WHI-Republic LLC, 11401 North Shore Drive, Reston, VA 20190; for 1 \$175,000 SFD at 16150 Raptor Crest Lane, Woodbridge, VA 22193 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

WHI-Republic LLC, 11401 North Shore Drive, Reston, VA 20190; for 1 \$175,000 SFD at 3494 Shandor Road, Woodbridge, VA 22193 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785)

New Single Family Attached

Miller & Smith at Walker Station LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 4 \$175,000 TH at 8207, 8209, 8213, and 8215 Handsome Joe Lane, Manassas, VA 20111;

Miller & Smith at Walker Station LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 6 \$175,000 TH at 8901, 8903, 8905, 8907, 8909, and 8911 Dahlgren Ridge Road, Manassas, VA 20111;

Miller & Smith at Walker Station LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 3 \$175,000 TH at 8201, 8203, and 8205 Handsome Joe Lane, Manassas, VA 20111;

NVR Inc., 3850 Fetter Park Drive, Dumfries, VA 22025; for 6 \$150,000 TH at 10456, 10458, 10460, 10462, 10464, and 10466 Steeplechase Run Lane, Manassas, VA 20110 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 10 \$150,000 TH at 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, and 1750 Featherstone Road, Woodbridge, VA 22191;

Powells Neighborhoods II LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 5 \$159,000 TH at 8532, 8534, 8536, 8538, and 8540 Fortrose Drive, Manassas, VA 20109 (contractor: Stanley Martin Companies);

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Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 5 \$175,000 TH at 16110, 16112, 16114, 16116, and 16118 Haygrath Place, Gainesville, VA 20155;

Richmond American Homes, 12220 Sunrise Valley Drive, #400, Reston, VA 20191; for 5 \$175,000 TH at 15824 15826, 15828, 15830, 15832 Stokes Lane, Haymarket, VA 20169;

Winchester Homes Inc., 6905 Rockledge Drive, #800, Bethesda, MD 20817; for 4 \$250,000 TH at 15950, 15952, 15954, and 15956 Lowdermilk Place, Haymarket, VA 20169.

New Condominiums

Comstock Yorkshire LC, 1886 Metro Center Drive, Reston, VA 20190; for 6 \$250,000 resid. condo at 7376, 7378, 7380, 7382, 7384, and 7386 Riding Meadow Way, Manassas, VA 20111 (contractor: Comstock Homes);

Wentworth Development Company Inc., 12500 Fair Lakes Circle, #400, Fairfax, VA 22033; for 10 \$150,000 resid. condo at 13601, 13603, 13605, 13607, 13609, 13611, 13613, 13615, 13617, and 13619 Rockingham Lane, Gainesville, VA 20155 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190).

New Apartments

Magazine Carlyle Station LP, 395 West Passaic Street, #251, Rochelle Park, NJ 07662; for 1 \$650,000 Apt. Building, The Point at Bull Run at 10515 Lariat Lane, Manassas, VA 20109 (contractor: Fincor Construction Inc., 305 Compton Avenue, Laurel, MD 20707).

Residential Totals

New Single Family Detached: 57
New Single Family Attached: 48
New Condominiums: 16
New Apartments: 1 building

Commercial

Brian & Kimberly Inge, 5433 Quinn Lane, Woodbridge, VA 22193; for 1 \$78,000, tenant layout - Betanya Ethiopian Carry Out and Grocery at 14827 Buildamerica Drive, Woodbridge, VA 22191;

Bristow 28 LLC, 9401 Battle Street, Manassas, VA 20110; for 1 \$490,000, new structure - Sheetz at 11627 Nokesville Road, Bristow, VA 20136 (contractor: Marco

Contractors Inc., 100 Commonwealth Drive, Warrendale, PA 15086);

CH Realty VII/R Nova Atlas Walk LLC, 3819 Maple Avenue, Dallas, TX 75219; for 1 \$110,000, addition - T-Mobile at Virginia Gateway at 7342 Atlas Walk Way, Gainesville, VA 20155;

Diamond Potomac Town Center LLC, 1730 Rhode Island Avenue, NW, #5, Washington, DC 20036; for 1 \$65,000, tenant layout - Sweet Society Confectionery at 15100 Potomac Town Place, #100, Woodbridge, VA 22191 (contractor: TC Contracting, 6116 Burnett Street, Alexandria, VA 22310);

Gainesville Commons LLC, 6032 Lost Cove Drive, Mineral, VA 23117; for 1 \$25,000, tenant layout - Salon CK at 14658 Lee Highway, Gainesville, VA 20155;

Madison Crescent Retail LLC, 1650 Tysons Boulevard, #820, McLean, VA 22102; for 1 \$30,000, tenant layout - D-Smiles LLC at 8082 Crescent Park Drive, Gainesville, VA 20155 (contractor: Liberty Group LLC, 330 North Stone Street, Suite E, Rockville, MD 20854);

Parkway East LLC, P.O. Box 1607, Lorton, VA 22199; for 1 \$60,000, tenant layout - ATHSCO CSF at 3310 Noble Pond Way, #103, Woodbridge, VA 22193;

Smoketown Plaza SC LLC, 8405 Greensboro Drive, #830, McLean, VA 22102; for 1 \$500,000, interior and exterior alteration - Aldi at 13782 Smoketown Road, Woodbridge, VA 22192;

Sudley Center LLP, 3314 Rose Lane, Falls Church, VA 22042; for 1 \$175,000, tenant layout - Red Wing Shoes at 7428 Sudley Road, Manassas, VA 20109 (contractor: Core Group Inc., 5530 Wilkins Court, Rockville, MD 20852);

The Mills/A Simon Company, 5425 Wisconsin Avenue, #300, Chevy Chase, MD 20815; for 1 \$190,000, tenant layout - Fye at 2700 Potomac Mills Circle, #248, Woodbridge, VA 22192 (contractor: Horizon Retail Construction, 1500 Horizon Drive, Sturtevant, WI 53177);

The Mills/A Simon Company, 5425 Wisconsin Avenue, #300, Chevy Chase, MD 20815; for 1 \$150,000, alteration/repair - Helzberg Diamonds at 2700 Potomac Mills Circle, #412, Woodbridge, VA 22192 (contractor: Westwood Contractors Inc., 951 West 7th Street, Fort Worth, TX 76102);

The Mills/A Simon Company, 5425 Wisconsin Avenue, #300, Chevy Chase, MD 20815; for 1 \$185,000, alteration/repair - Guess at 2700 Potomac Mills Circle, #941, Woodbridge, VA 22192 (contractor: Dan Kuykendall Enterprises Inc., 2210 Meadow Lane, Sherman, TX 75092);

Wellington Glen Apartments LLC, 1602 Village Market Boulevard, #360, Leesburg, VA 20175; for 1 \$235,000, detention underground structure - Wellington Glen at 8600 Wellington Glen Drive, Manassas, VA 20109 (contractor: WG Construction Company, 9251 Industrial Court, Manassas, VA 20109).

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Land Use Applications Approved

14-00190R00S02 (Approved 03/02/17) - Hanes Landing. (Settle Land, LLC, 42395 Ryan Road, Ashburn, VA 20148); Subdivision plan for residential community on 5 disturbed acres (84 total acres), zoned A-1, 14477 Aden Road, GPIN# 7791-87-5533, Coles District, (agent: The Engineering Groupe, Inc., (703) 670-0985).

PLT2017-00031 (Approved 03/15/17) - Ridge Crest Heights Parcel 2A (Robert Krieger, 7101 Stone Road, Manassas, VA 20111); Plat for family land transfer on 3 total acres, zoned A-1, 7101 Stone Road, GPIN# 7995-23-1047, Occoquan District, (agent: Schools & Townsend, (703) 368-8001).

SDR2016-00080 (Approved 03/16/17) - Richmond Station Landbay B Section 1 (Comstock Quarry Road, LC, 1886 Metro Center Drive, Reston, VA 20151); Subdivision plan for 54 multi-family lots on 5 disturbed acres (10 total acres), zoned FHOD, 8281 Quarry Road, GPIN# 7895-29-8885, Coles District, (agent: Smith Engineering, (703) 956-6204).

SPR2016-00337 (Approved 02/21/17) - Blackburn - Coverstone Drive & Bethlehem Road (Kettler, Inc., 1751 Pinnacle Drive, Suite 700, McLean, VA 22102); PI Plan on 4 disturbed acres (136 total acres), zoned PMR, 11275 Balls Ford Road, GPIN# 7597-92-1061, Gainesville District, (agent: Urban, LTD, (703) 642-8080).

SPR2016-00349 (Approved 03/02/17) - Gainesville Corner PH 2 (MK Group, LLC, P.O. Box 956, Gainesville, VA 20156); Final site plan for 16,000 sq. ft. retail building on 2 disturbed acres (4 total acres), zoned B-1, 14295 Gardner Manor Place, GPIN# 7397-44-2633, Brentsville District, (agent: Ross, France & Ratliff, LTD, (703) 361-4188).

SPR2017-00047 (Approved 02/23/17) - Lidl at Neabsco (Lidl US, LLC, 3500 S. Clark Street, Arlington, VA 22202); Final site plan for 35,962 sq. ft. grocery store on 5 disturbed acres (5 total acres), zoned B-1, 15125 Smoke Court, GPIN# 8291-93-0406, Neabsco District, (agent: Smith Engineering, (703) 956-6204).

SPR2017-00063 (Approved 02/23/17) - Lidl Lake Manassas (Lidl US Operations, LLC, 3500 S. Clark Street, Arlington, VA 22202); Final site plan for 35,962 sq. ft. grocery store on 5 disturbed acres (5 total acres), zoned RPC, 7900 Lake Manassas Drive, GPIN# 7297-60-0041, Brentsville District, (agent: Bohler Engineering, (703) 709-9500).

SPR2017-00067 (Approved 02/23/17) - Panther Pride Self Storage (Johnson Development Associates, Inc., 100 Dunbar Street, Spartanburg, SC 20306); Final site plan for 100,180 sq. ft. storage facility on 4 disturbed acres (10 total acres), zoned B-1, 16744 Jefferson Davis Highway, GPIN# 8290-30-8119, Potomac District, (agent: Bohler Engineering, (540) 349-4500).

SPR2017-00149 (Approved 03/07/17) - Neabsco Creek Boardwalk Crossing (PWC Parks & Recreation, 14420 Bristow Road, Manassas, VA 20112); Final site plan to construct boardwalk and landing areas on 2 disturbed acres (304 total acres), zoned RPC, 15125 Blackburn Road, GPIN# 8390-39-0818, Woodbridge District, (agent: Lardner/Klein Landscape Architects, PC, (703) 739-0972).

SPR2017-00211 (Approved 02/27/17) - MDC1 Center - Early Grading (CloudHQ, 1212 New York Avenue, NW, Suite 550, Washington, DC 20005 (202) 603-9738; Early grading plan for data center on 46 disturbed acres (98 total acres), zoned M-1, 10400 Harry J. Parrish Boulevard, GPIN# 7695-50-2691, Coles District, (agent: Gordon, (703) 263-1900).

Land Use Applications Accepted

ASP2017-00042 (Submitted 03/08/17) - Prince William Park Subdivision Parcel R - PASA (Long Nguyen, 4705 Asdee Lane, Woodbridge, VA 22192); Preservation Area Site Assessment on 1 total acre, zoned A-1, 4705 Asdee Lane, GPIN# 8193-05-9580, Occoquan District, (agent: Archive Surveying, (540) 659-7911).

ASP2017-00044 (Submitted 03/17/17) - Alternative 13th High School - PFD (Prince William County Public Schools, 14800 Joplin Road, Manassas, VA 20112 (703) 791-8717; Perennial Flow Determination on 284 total acres, zoned M-1, 8225 Linton Hall Road, GPIN# 7496-19-4118, Brentsville District, (agent: Wetlands Studies and Solutions, Inc., (703) 679-5600).

ASP2017-00046 (Submitted 03/17/17) - Alternative 13th High School - PASA (PWC Public Schools, P.O. Box 389, Manassas, VA 20108 (703) 791-8717; Preservation Area Site Assessment on 284 total acres, zoned M-1, 8225 Linton Hall Road, GPIN# 7496-19-4118, Brentsville District, (agent: Wetlands Studies and Solutions, Inc., (703) 679-5600).

PLT2017-00047 (Submitted 02/21/17) - Mays Quarter PH 4 Lots 8 & 9 (May's Quarter, LLC, 8253 Backlick Road, Suite J, Lorton, VA 22079 (703) 550-8880; Plat for easements, zoned PMR, 12384 Southington Drive, GPIN# 8193-24-9231, Occoquan District, (agent: Land Design Consultants, (703) 680-4585).

PLT2017-00050 (Submitted 03/07/17) - Dominion Valley Country Club SEC 33 Lot 1 (Dominion Valley Owner, LLC, 8405 Greensboro Drive, 8th Floor, McLean, VA 22102 (571) 382-1230; Plat subdivide lot into 2 lots on 24 total acres, zoned RPC, 5300 Merchants View Square, GPIN# 7299-71-8268, Gainesville District, (agent: Rinker Design Associates, PC, (703) 334-9302).

PLT2017-00051 (Submitted 03/08/17) - Phillips Property (Charlene Phillips, 10239 Manley Road, Nokesville, VA 20181); Family land transfer of 3 lots on 10 total acres, zoned

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A-1, 10239 Manley Road, GPIN# 7395-50-2590, Brentsville District, (agent: Nokesville Design, PLC, (703) 594-2425 ext. 105).

PLT2017-00052 (Submitted 03/15/17) - Manassas Business Park - Plat (Bristow Manassas, 19301 New Hampshire Avenue, Brookeville, MD 20862 (301) 230-5236; Plat for boundary line adjustment for 4 lots on 153 total acres, zoned PBD, 10819 Bristow Road, GPIN# 7594-87-7787, Brentsville District, (agent: Dewberry, (703) 468-2244).

PLT2017-00054 (Submitted 03/09/17) - Vickie King Property Lot 2 (Vickie King, 11021 King Fletcher Court, Nokesville, VA 20181); Plat of vacation on 2 total acres, zoned DFOD, 11021 King Fletcher Court, GPIN# 7394-15-5366, Brentsville District, (agent: Holmes Smith & Associates, (703) 368-5829).

SDR2017-00037 (Submitted 03/13/17) - Potomac Shores Landbay 4 SEC 1 (Argent Management, 17300 River Ridge Boulevard, Suite B1, Woodbridge, VA 22191 (703) 967-1572; Revision plan for resubdivision on 77 disturbed acres (241 total acres), zoned PMR, 2175 Cherry Hill Road, GPIN# 8289-91-8437, Potomac District, (agent: Urban, LTD, (703) 642-8080).

SDR2017-00046 (Submitted 03/08/17) - Fox Lair Estates (NVP, Inc., 9300 Grant Avenue, Suite 300, Manassas, VA 20110 (703) 330-0407; Revision for storm sewer on 4 disturbed acres (4 total acres), zoned R-4, 3997 Whips Run Drive, GPIN# 8190-69-8473, Potomac District, (agent: Mullen Engineering, PLLC, (703) 330-0407).

SDR2017-00047 (Submitted 03/02/17) - Potomac Shores - PI Plan (Harbor Station Communities, LLC, 2392 Morse Avenue, Irvine, CA 92614 (571) 931-6265; Final plan for offsite turn lane on 1 disturbed acre (1 total acre), zoned R-4, 16854 Francis West Lane, GPIN# 8289-38-2814, Potomac District, (agent: J2 Engineers, (571) 291-9167 ext. 216).

SDR2017-00052 (Submitted 03/13/17) - Copper Mill Estates - PI Plan (NVP, Inc., 9300 Grant Avenue, Suite 300, Manassas, VA 20110 (703) 369-0691; Subdivision plan for public improvements on 1 disturbed acre (35 total acres), zoned R-4, 3950 Copper Mill Drive, GPIN# 8189-68-8960, Potomac District, (agent: Land Design Consultants, (703) 680-4585).

SPR2017-00266 (Submitted 02/24/17) - Burger King at Balls Ford Road (Potomac Foods Real Estate, LLC, 7611 Rickenbacker Drive, Gaithersburg, MD 20879 (703) 615-9543; Final site plan for 3,363 sq. ft. restaurant on 1 disturbed acre (5 total acres), zoned B-1, 10820 Balls Ford Road, GPIN# 7697-25-2644, Gainesville District, (agent: Hoggard-Eure Associates, PC, (757) 484-9670).

SPR2017-00269 (Submitted 02/08/17) - Taco Bell at Old Bridge Road (Taco Bell of America, LLC, 104 Lisa Court, McMurray, PA 15317 (724) 969-5009; Final site plan for 2,027 sq. ft. restaurant on 1 disturbed acre (1 total acre), zoned

B-1, 3308 Old Bridge Road, GPIN# 8293-04-8749, Occoquan District, (agent: Core States Group, (703) 728-4644).

SPR2017-00278 (Submitted 02/07/17) - Superior Paving (Superior Properties, Inc., 7940 Gainsford Court, Bristow, VA 20136 (703) 631-0004; Revision plan to SWN & parking on 20 disturbed acres (22 total acres), zoned M-1, 5543 Wellington Road, GPIN# 7497-13-3597, Brentsville District, (agent: Ross, France & Ratliff, LTD, (703) 361-4188).

SPR2017-00302 (Submitted 02/22/17) - Broad Run Industrial Park Lot 3 Sketch Plan (Noble and Robin Tousha, 11260 Industrial Road, Manassas, VA 20109); Sketch plan for 20,000 sq. ft. industrial facility on 3 total acres, zoned M/T, 11260 Industrial Road, GPIN# 7595-58-3375, Brentsville District, (agent: Bagby, Foroughi and Goodpasture, PLLC, (540) 373-5178).

SPR2017-00312 (Submitted 03/11/17) - Richmond Station - Sales Trailer (Comstock Quarry Road, LC, 1886 Metro Center Drive, Fourth Floor, Reston, VA 20151 (703) 850-0103; Minor site plan for sales trailer on 1 disturbed acre (10 total acres), zoned PMR, 8281 Quarry Road, GPIN# 7895-29-8885, Coles District, (agent: Smith Engineering, (703) 956-6204).

SPR2017-00314 (Submitted 02/27/17) - COPT DC-19 @ Bethlehem Tech Park (COPT DC-19, LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046 (703) 673-3449; Final site plan for warehouse - targeted NDA on 47 disturbed acres (62 total acres), zoned M-2, 8190 Bethlehem Road, GPIN# 7596-58-8732, Brentsville District, (agent: JCL Consulting, LLC, (703) 488-9877).

SPR2017-00315 (Submitted 02/27/17) - Verizon at Signal Hill Park (Milestone Communications, 12110 Sunset Hills Road, Suite 100, Reston, VA 20190 (703) 364-5608; Minor site plan for telecommunication facility on 88 total acres, zoned A-1, 9300 Signal View Drive, GPIN# 7896-40-1461, Coles District, (agent: Entrex Communications Services, Inc., (202) 725-1286).

SPR2017-00316 (Submitted 03/03/17) - Lindsay Yorkshire Parking (Lindsay Holdings, LLC, 3140 King Street, Alexandria, VA 22302 (703) 647-1276; Final site plan for parking on 4 disturbed acres (8 total acres), zoned PWC, 8501 Maplewood Drive, GPIN# 7896-18-0400, Coles District, (agent: The Engineering Groupe, Inc., (703) 670-0985).

SPR2017-00317 (Submitted 03/08/17) - Candlewood Suites @ Old Stage Road (Awana Hotel, LLC, 16931 Old Stage Road, Dumfries, VA 22026 (703) 863-6833; Revision plan to bond, sanitary sewer, parking lots, utilities on 4 disturbed acres (6 total acres), zoned B-1, 16927 Old Stage Road, GPIN# 8189-78-9607, Potomac District, (agent: Sanie Consulting Group, LLC, (703) 865-7630).

SPR2017-00318 (Submitted 03/02/17) - Manassas Materials Recovery Facility (Recycling Facility) (BFI Waste System of Virginia, LLC, 7911 Notes Drive, Manassas, VA

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20109 (804) 640-7674; Minor site plan for staging & storage (supersedes previously approved plan (SPR2017-00273)) on 5 total acres, zoned M-1, 7911 Notes Drive, GPIN# 7597-50-7976, Gainesville District, (agent: Kimley-Horn and Associates, Inc., (703) 674-1343).

SPR2017-00323 (Submitted 03/13/17) - Patriot Business Center Building F (FRP Manassas, LLC, 34 Loveton Circle, Suite 200, Sparks, MD 21152 (443) 662-4316; Final site plan for 95,154 sq. ft. commercial facility on 6 disturbed acres (6 total acres), zoned M-1, 7764 Doane Drive, GPIN# 7597-41-3645, Gainesville District, (agent: JCL Consulting, LLC, (703) 488-9877).

SPR2017-00327 (Submitted 03/10/17) - O'Reilly Auto Parts at Woodbridge (O'Reilly Auto Parts, 233 South Patterson Avenue, Springfield, MO 65802 (417) 829-5805; Site plan final for 8,073 sq. ft. auto parts facility on 1 disturbed acre (1 total acre), zoned B-1, 16539 River Ridge Boulevard, GPIN# 8289-49-8019, Woodbridge District, (agent: Bohler Engineering, (540) 349-4500).

SPR2017-00329 (Submitted 03/17/17) - Broad Run Industrial Park Lot 6A5 (9459 Contractor, 10370 Central Park Drive, Manassas, VA 20110 (703) 815-9200; Revision plan to add building, parking, grading and utilities on 1 disturbed acre (4 total acres), zoned M/T, 9485 Contractors Court, GPIN# 7595-56-6067, Brentsville District, (agent: Land Design Consultants, (703) 680-4585).

SPR2017-00330 (Submitted 03/15/17) - Meridan Bay Apartments (Formerly Fox Run Apartments) (JTD Fox Run, LTD, 186 Hammack Lane, Redville, VA 22539 (804) 453-4974; Revision for parking, grading retaining wall & sanitary on 5 disturbed acres (29 total acres), zoned R-16, 2944 Fox Lair Drive, GPIN# 8290-52-1605, Potomac District, (agent: Bowman Consulting Group, LTD, (703) 464-1000).

SPR2017-00332 (Submitted 03/17/17) - Cayden Ridge Landbay A SEC 1 - Model Home (Miller & Smith @ Madison Crescent, 8401 Greensboro Drive, Suite 450, McLean, VA 22102 (703) 821-2500; Site plan minor for model home on 52 total acres, zoned PMR, 8100 Signal Hill Road, GPIN# 7895-37-6188, Coles District, (agent: Smith Engineering, (703) 956-6204).

SPR2017-00333 (Submitted 03/17/17) - T-Mobile @ Waterway Drive (T-Mobile, 513 Progress Drive, Suite M, Lithicum Heights, MD 21090 (443) 845-3458; Adding and relocating antennas on an existing tower, zoned A-1, 4450 Waterway Drive, GPIN# 8190-35-3512, Potomac District, (agent: Crown Castle, (724) 416-2945).

SPR2017-00334 (Submitted 03/20/17) - River Oaks Elementary School (PWC School Board, P.O. Box 389, Manassas, VA 20108); Photometric plan and pole replacement and new lights, zoned R-6, 16950 McGuffeys Trail, GPIN# 8289-77-4882, Woodbridge District.

Real Estate Transactions of Interest February 27 through March 31, 2017

Commercial/Land

BMC 5 Group, LLC, to Capital Court, LLC, 9110 Railroad Drive, #301-A, Manassas, VA 20111; sale on 02/28/17 of Condo Unit(s) 310-A, Railroad Professional Condo, improved, commercial, zoned B-1, at 9110 Railroad Drive, #301-A, Manassas, VA, 20111, 1-story office condo, built in 2008; land assessed in 2016 at \$272,110, improvements assessed at \$208,000, total 2016 assessment is \$480,100 (\$300,000 trust with BMC 5 Group, LLC), tax map 29-A-310-A; \$300,000 (Instrument# 201702280016399).

Hendricks Commercial Properties, LLC, to Manassas Property, LLC (77% interest) and Bellingham Auto, LLC (23% interest), 776 Mountain Boulevard, Suite 202, Watchung, NJ 07069; sale on 02/28/17 of Lot 10, Phase 2, Wellingford Industrial Park, 3.22 acres, improved, commercial, zoned M-1, at 12151 Tac Court, Manassas, VA, 20109, 29,200 finished sq. ft., 1-story warehouse, built in 2006; land assessed in 2017 at \$912,200, improvements assessed at \$2,301,300, total 2017 assessment is \$3,213,500 (\$1,940,000 trust with Wells Fargo Bank, N.A.), GPIN# 7598-28-9986; \$3,063,000 (Instrument# 201702280016358).

Crestwood Drive, LLC, to NVB Contracting, LLC, 10521 Crestwood Drive, #203, Manassas, VA 20109; sale on 03/01/17 of Condo Unit(s) 203, Building 2, Milic Commercial Center, improved, commercial, zoned B-1, at 10521 Crestwood Drive, #203, Manassas, VA, 20109, 1,608 finished sq. ft., 1-story office condo, built in 2003; land assessed in 2017 at \$33,000, improvements assessed at \$200,200, total 2017 assessment is \$233,200 (\$130,000 trust with Crestwood Drive, LLC), GPIN# 7696-48-7912.02; \$230,000 (Instrument# 201703010016875).

Hornbaker Business Park, LLC, to Decoste, LLC, 14024 Erie Court, Gainesville, VA 20155; sale on 03/01/17 of Condo Unit(s) 161, Phase 1, Hornbaker Business Park, improved, commercial, zoned PMD, at 8865 Mike Garcia Drive, Manassas, VA, 20109, 3,063 finished sq. ft., 1-story industrial flex building, built in 2017; land assessed in 2017 at \$80,300, improvements assessed at \$280,700, total 2017 assessment is \$361,000 (\$360,000 trust with The Fauquier Bank), GPIN# 7596-62-8146.01; \$450,000 (Instrument# 201703010016880).

TCR III, Inc., to VS Manassas, LLC, c/o V Stone Asset Management, LLC, 260 East Brown Street, Suite 250, Birmingham, MI 48009; sale on 03/02/17 of Lot 1, Property of Barry K. Bedford, 1.67 acres, improved, commercial, zoned R-1, at 10140 Hastings Drive, Manassas, VA, 20110, 15,072 finished sq. ft., 1.5 story assisted living facility, built in 1999; land assessed in 2016 at \$1,150,000, improvements assessed

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at \$2,815,500, total 2016 assessment is \$3,965,500, tax map 090/01 00/3B1; \$2,500,000 (Instrument# 201703020017255).

Store-All Neabsco Mills Boulevard, LLC, to Lidl US Operations, LLC, 3500 S. Clark Street, Arlington, VA 22202; sale on 03/03/17 of Parcel A2, Byron E. Shinn Trust, 3.87 acres, vacant, commercial, zoned B-1, at 15125 Smoke Court, Woodbridge, VA, 22191, land assessed in 2017 at \$1,754,400, GPIN# 8291-93-0406; \$4,500,000 (Instrument# 201703030017372).

Steuart-American Investments, LLC, to FMI American, LLC, c/o Finmarc Management, Inc., 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel K, 8.69 acres, improved, commercial, zoned M-1, at 15141 Farm Creek Drive, Woodbridge, VA, 22191, 75,000 finished sq. ft., 1-story warehouse, built in 1987 and 64,500 finished sq. ft., 1-story warehouse, built in 1987; land assessed in 2017 at \$1,967,800, improvements assessed at \$7,260,600, total 2017 assessment is \$9,228,400 (\$7,324,137.92 trust with Branch Banking and Trust Company), GPIN# 8391-91-0848; \$9,440,000 (Instrument# 201703060017764).

Steuart-Chase Investments, LLC, to FC Chase, LLC (80% interest) and NM Chase, LLC (20% interest), c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel E-1A, Property of Browning Ferris, Inc., 7.91 acres, improved, commercial, zoned M-1, at 15015 Farm Creek Drive, Woodbridge, VA, 22191, 83,000 finished sq. ft., 1-story warehouse, built in 1987; land assessed in 2017 at \$1,452,100, improvements assessed at \$4,536,000, total 2017 assessment is \$5,988,100 (\$9,310,344.83 trust with Branch Banking and Trust Company), GPIN# 8391-93-1011; \$12,000,000 (Instrument# 201703060017766).

Steuart-Enterprise Investments, LLC, to FC 95 Enterprise, LLC (80% interest) and NM 95 Enterprise, LLC (20% interest), c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel M, 2.80 acres, improved, commercial, zoned M-1, at 1235 Featherstone Road, Woodbridge, VA, 22191, 35,280 finished sq. ft., 1-story industrial flex building, built in 1986; land assessed in 2017 at \$713,500, improvements assessed at \$2,312,200, total 2017 assessment is \$3,025,700 (\$2,044,396.55 trust with Branch Banking and Trust Company), GPIN# 8391-84-6989; \$2,635,000 (Instrument# 201703060017768).

Steuart-Foxfire Investments, LLC, to FMI Foxfire, LLC, c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel, 7.97 acres, improved, commercial, zoned M-1, at 15025 Farm Creek Drive, Woodbridge, VA, 22191, 40,000 finished sq. ft., 1-story industrial light manufacturing building, built in 1985 and 68,500 finished sq. ft., 1-story industrial light manufacturing building, built in 1985; land assessed in 2017 at

\$1,806,100, improvements assessed at \$5,206,300, total 2017 assessment is \$7,012,400 (\$6,480,000 trust with Branch Banking and Trust Company), GPIN# 8391-92-1555; \$8,352,000 (Instrument# 201703060017770).

Steuart-Keystone Investments, LLC, to FMI Keystone, LLC, c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Lot P, Parcel 20-1-23A1E, 7.36 acres, improved, commercial, zoned M-1, at 15481 Farm Creek Drive, Woodbridge, VA, 22191, 137,000 finished sq. ft., 1-story warehouse, built in 1989; land assessed in 2017 at \$1,668,000, improvements assessed at \$7,561,200, total 2017 assessment is \$9,229,200 (\$7,681,810.34 trust with Branch Banking and Trust Company), GPIN# 8391-80-9705; \$9,901,000 (Instrument# 201703060017772).

Steuart-Mespa Investments, LLC, to FMI Mespa, LLC, c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel B, 5.55 acres, improved, commercial, zoned M-1, at 14900 Farm Creek Drive, Woodbridge, VA, 22191, 30,000 finished sq. ft., 1-story industrial light manufacturing building, built in 1983; land assessed in 2017 at \$1,257,600, improvements assessed at \$4,100,100, total 2017 assessment is \$5,357,700, Parcel D, 1.49 acres, improved, commercial, zoned M-1, at 14880 Farm Creek Drive, Woodbridge, VA, 22191, 15,300 finished sq. ft., 1-story warehouse, built in 1984; land assessed in 2017 at \$337,500, improvements assessed at \$554,000, total 2017 assessment is \$891,500 (\$4,814,224.14 trust with Branch Banking and Trust Company), GPIN# 8391-84-3924, 8391-84-4972; \$6,205,000 (Instrument# 201703060017774).

Steuart-Piedmont Investments, LLC, to FMI Piedmont, LLC, c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Condo Unit(s) 1, Piedmont Industrial Center, improved, commercial, zoned M-1, at 14887 Persistence Drive, Woodbridge, VA, 22191, 4,646 finished sq. ft., 1-story warehouse condo, built in 1988 and 1,161 finished sq. ft., 1-story office condo, built in 1988; land assessed in 2017 at \$75,100, improvements assessed at \$336,000, total 2017 assessment is \$411,100, Parcel, Piedmont Industrial Center, improved, commercial, zoned M-1, at 14883 Persistence Drive, Woodbridge, VA, 22191, 14,419 finished sq. ft., 1-story industrial flex building, built in 1988 and 601 finished sq. ft., 1-story office building, built in 1988; land assessed in 2017 at \$194,100, improvements assessed at \$790,500, total 2017 assessment is \$984,600 (\$958,189.66 trust with Branch Banking and Trust Company), GPIN# 8391-93-3499.01, 8391-94-3510; \$1,235,000 (Instrument# 201703060017776).

Steuart-Vaughn Investments, LLC, to FMI Vaughn, Inc., c/o Finmarc Management, Inc. 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 03/06/17 of Parcel H-1, Property of Browning Ferris, Inc., 5.04 acres, improved,

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commercial, zoned M-1, at 15005 Farm Creek Drive, Woodbridge, VA, 22191, 65,590 finished sq. ft., 1-story industrial light manufacturing building, built in 1999; land assessed in 2017 at \$1,039,800, improvements assessed at \$4,149,200, total 2017 assessment is \$5,189,000 (\$3,516,206.90 trust with Branch Banking and Trust Company), GPIN# 8391-93-0148; \$4,532,000 (Instrument# 201703060017778).

Schutz Manassas, LLC, to Cha Two, LLC, 1377 Cameron Heath Drive, Reston, VA 20194; sale on 03/10/17 of Lot 3, Part of Parcel 169, Signal Hill II, 40,937.00 sq. ft., improved, commercial, zoned B-4, at 9506 Liberia Avenue, Manassas, VA, 20110, 4,279 finished sq. ft., 1-story fast food restaurant, built in 2004; land assessed in 2017 at \$1,010,500, improvements assessed at \$1,153,000, total 2017 assessment is \$2,163,500 (\$1,400,000 trust with PNC Bank, N.A.), tax map 100-01-00-169Q3; \$2,889,000 (Instrument# 201703100018869).

Bradley J. and Elizabeth Althea Dietz, to CAG Properties, LLC, 7412 Beckwith Lane, Clifton, VA 20124; sale on 03/20/17 of Condo Unit(s) 1, Section 2, Phase 3, Building 8, Crestwood Professional Center, improved, commercial, zoned B-1, at 10670A Crestwood Drive, Manassas, VA, 20109, 1,956 finished sq. ft., 1-story medical office, built in 1981; land assessed in 2017 at \$52,700, improvements assessed at \$230,900, total 2017 assessment is \$283,600, GPIN# 7696-48-1874.01; \$325,000 (Instrument# 201703200021113).

SFLP Manassas, LLC, et al, to AMAFHH Holdings Manassas, LLC, 3705 Bold Ruler Court, Glenelg, MD 21737; sale on 03/20/17 of Parcel I, Manassas Junction Shopping Center, 403,178.00 sq. ft., improved, commercial, zoned B-4, at 8805 Centreville Road, Manassas, VA, 20110, 69,650 finished sq. ft., 1-story neighborhood retail center, built in 1981 and 116 finished sq. ft., 1-story gas station and convenience store, built in 2011; land assessed in 2017 at \$6,064,000, improvements assessed at \$2,875,200, total 2017 assessment is \$8,939,200 (\$6,120,000 trust with Ladder Capital Finance, LLC), tax map 111-13-00-13A; \$7,650,000 (Instrument# 201703200020858).

Rt 15 Gainesville, LLC, to Gainesville Virginia Sand Hill Memory Care Facility, LLC, 1021 Parkside Commons, Suite 104, Greensboro, GA 30642; sale on 03/23/17 of Parcel , 5.69 acres, improved, commercial, zoned B-1, at 7713 James Madison Highway, Gainesville, VA, 20155, 1,462 finished sq. ft., 1-story SFD with 4 bedrooms, 2 bathrooms, built in 1954; land assessed in 2017 at \$1,187,400, improvements assessed at \$12,400, total 2017 assessment is \$1,199,800, Lot 11 128-02-11, Blue Ridge, 5.66 acres, vacant, commercial, zoned B-1, at 7717 James Madison Highway, Gainesville, VA, 20155, land assessed in 2017 at \$1,180,300, GPIN# 7297-11-3226, 7297-11-3107; \$1,464,250 (Instrument# 201703230022104).

Asbland Investments, LLC, to Michael A. Garcia, 4320 Prince William Parkway, Suite 113, Woodbridge, VA 22192; sale on 03/24/17 of Lot 2D, Broad Run Industrial Park, 8.70 acres, vacant, commercial, zoned M/T, at 9341 Industrial Court, Manassas, VA, 20109, land assessed in 2017 at \$1,352,000 (\$650,000 trust with Cardinal Bank), GPIN# 7595-59-7124; \$1,000,000 (Instrument# 201703240022369).

Merritt-LI, LLC, to Mettirr-CLDC, LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244; sale on 03/28/17 of Parcel A1A, Lands of Merritt-LI, LLC, 3.50 acres, vacant, commercial, zoned M-1, at 7430 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$841,800, Parcel A1B; Lands of Merritt-LI, LLC, 5.22 acres, vacant, commercial, zoned M-1, at 7410 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,129,600, Parcel A1C, Lands of Merritt-LI, LLC, 5.41 acres, vacant, commercial, zoned M-1, at 7390 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,171,200, Parcel A1D, Lands of Merritt-LI, LLC, 6.56 acres, vacant, commercial, zoned M-1, at 7370 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,421,100, Parcel A1E, Lands of Merritt-LI, LLC, 8.72 acres, vacant, commercial, zoned M-1, at 7375 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,678,800, Parcel A1F, Lands of Merritt-LI, LLC, 8.81 acres, vacant, commercial, zoned M-1, at 7425 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,696,000, Parcel A1G, Lands of Merritt-LI, LLC, 11.34 acres, vacant, commercial, zoned M-1, at 7401 Merritt Park Drive, Manassas, VA, 20109, land assessed in 2017 at \$1,211,400, Parcel B, FR Freedom, LLC, 0.15 acres, improved, commercial, zoned M-1, at 7350 Groveton Road, Manassas, VA, 20109, 240 finished sq. ft., 1-story industrial building shell, built in 2015; land assessed in 2017 at \$41,600, improvements assessed at \$51,100, total 2017 assessment is \$92,700, GPIN# 7597-23-4694, 7597-24-2230, 7597-24-1765, 7597-35-1304, 7597-24-7195, 7597-24-8417, 7597-34-2188, 7597-34-3769; \$8,868,562 (Instrument# 201703280023209).

Super Salvage, Inc., to Ermione Spanos, 3303 Clearwood Court, Falls Church, VA 22042; sale on 03/29/17 of Condo Unit(s) 1, Lake Pointe Retail Park Land Condominium, 2.03 acres, improved, commercial, zoned B-1, at 2500 Caton Hill Road, Woodbridge, VA, 22192, 6,864 finished sq. ft., 1-story convenience store, built in 2016; land assessed in 2017 at \$1,351,300, improvements assessed at \$1,778,700, total 2017 assessment is \$3,130,000, GPIN# 8292-84-4450.00; \$4,800,000 (Instrument# 201703290023625).

Trustees of the Baker Family Trust, to David Abrahamson Family Trust, 10897 Observation Road, Unit E5, Manassas, VA 20110; sale on 03/30/17 of Condo Unit(s) E5, Phase 4, Manassas Airport Hangars Condominium, improved,

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commercial, zoned I-1, at 10897 Observation Road, Unit E5, Manassas, VA, 20110, 1-story commercial condo, built in 2005; improvements assessed in 2017 at \$46,000, tax map 091/05 00/E5//; \$40,000 (Instrument# 201703300023791).

ARCP RL Portfolio III, LLC, to Johnson-Barrett and Associates, LLC, Attn: T.O. Johnson, P.O. Box 802, Marblehead, MA 01945; sale on 03/31/17 of Parcel 53A3B5, 1.27 acres, improved, commercial, zoned PBD, at 2544 Prince William Parkway, Woodbridge, VA, 22192, 6,872 finished sq. ft., 1-story restaurant, built in 2000; land assessed in 2017 at \$1,097,200, improvements assessed at \$1,171,000, total 2017 assessment is \$2,268,200 (\$4,373,825 trust with Burke and Herbert Bank and Trust Company), GPIN# 8292-82-8390; \$6,441,825 (Instrument# 201703310024422).

Eisner Manassas, LLC, to NVD, LLC, 42566 Longacre Drive, South Riding, VA 20152; sale on 03/31/17 of Parcel , 6.30 acres, improved, commercial, zoned M-1, at 7619 Doane Drive, Manassas, VA, 20109, 108,000 finished sq. ft., 1-story warehouse, built in 1981; land assessed in 2017 at \$1,685,300, improvements assessed at \$5,129,000, total 2017 assessment is \$6,814,300 (\$4,000,000 trust with Thomas J. and Sylvia Fish, Benjamin D. Leigh and William H. Atwill), GPIN# 7597-42-91 10; \$7,750,000 (Instrument# 201703310024116).

TYK, LLC, to Sumpower Hotels, LLC, 3409 Wilson Boulevard, Unit 706, Arlington VA 22201; sale on 03/31/17 of Lot 4-D-1 11-1-143A, Alan G. Tayloe Property, 1.52 acres, improved, commercial, zoned Dumfries-Business, General Dis, at 17470 Jefferson Davis Highway, Dumfries, VA, 22026, 27,093 finished sq. ft., 3-story hotel, built in 2001; land assessed in 2017 at \$539,700, improvements assessed at \$1,587,800, total 2017 assessment is \$3,127,500 (\$2,400,000 trust with The Freedom Bank of Virginia), GPIN# 8289-14-0510; \$3,000,000 (Instrument# 201703310024588).

Terry L. and Brenda L. Shreve, to Titans Construction, Inc., 4019 Forge Drive, Woodbridge, VA 22193; sale on 03/31/17 of Condo Unit(s) 3M, Phase 3, Building 3, HHC Warehouse Condominium, improved, commercial, zoned M-1, at 851 Highams Court, Woodbridge, VA, 22191, 1,494 finished sq. ft., 1-story industrial flex building, built in 1987 and 306 finished sq. ft., 1-story office building, built in 1987; land assessed in 2017 at \$28,400, improvements assessed at \$198,100, total 2017 assessment is \$226,500, Condo Unit(s) 3F, Phase 3, Building 3, HHC Warehouse Condominium, improved, commercial, zoned M-1, at 877 Highams Court, Woodbridge, VA, 22191, 1,494 finished sq. ft., 1-story industrial flex building, built in 1987 and 306 finished sq. ft., 1-story office building, built in 1987; land assessed in 2017 at \$28,400, improvements assessed at \$205,300, total 2017 assessment is \$233,700 (\$278,000 trust with The Freedom Bank of Virginia), GPIN# 8492-12-3309.01, 8492-12-2807.01; \$472,500 (Instrument# 201703310024335).

Residential/Lots

Al-Jawhara Hoadley Manor, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/01/17 of Lot 31, Hoadly Manor Estates I, 0.23 acres, vacant, SFD, zoned R-4, at 5650 Hoadly View Court, Manassas, VA, 20112, land assessed in 2017 at \$129,400, Lot 34, Hoadly Manor Estates I, 0.25 acres, vacant, SFD, zoned R-4, at 5659 Hoadly View Court, Manassas, VA, 20112, land assessed in 2017 at \$129,600, GPIN# 8092-39-6891, 8093-30-4707; \$463,200 (Instrument# 201703010016734).

May's Quarter, LLC, to NVR, Inc., 3850 Fetter Park Drive, Suite 201, Dumfries, VA 22025; sale on 03/03/17 of Lot 52, Phase 4, Mays Quarter, 0.22 acres, vacant, SFD, zoned PMR, at 12475 Southington Drive, Woodbridge, VA, 22192, land assessed in 2017 at \$220,200, GPIN# 8193-33-1116; \$264,652 (Instrument# 201703030017296).

WHI-Republic, LLC, to K. Hovnanian Homes of Virginia, Inc., 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 03/06/17 of Lot 16, Section 11, Landbay C, Eagles Pointe, 0.25 acres, vacant, SFD, zoned R-4, at 3108 Reach Eagle Court, Woodbridge, VA, 22191, land assessed in 2017 at \$152,400, Lot 57, Section 11, Landbay C, Eagles Pointe, 0.36 acres, vacant, SFD, zoned R-4, at 3046 Landing Eagle Court, Woodbridge, VA, 22191, land assessed in 2017 at \$153,600, Lot 58, Section 1, Landbay A, Eagles Pointe West, 0.23 acres, vacant, SFD, zoned R-4, at 3494 Shandor Road, Woodbridge, VA, 22193, land assessed in 2017 at \$61,000, Lot 53, Section 1, Landbay A, Eagles Pointe West, 0.27 acres, vacant, SFD, zoned R-4, at 16150 Raptor Crest Lane, Woodbridge, VA, 22193, land assessed in 2017 at \$61,200, GPIN# 8290-47-9720, 8290-46-4414, 8290-06-7232, 8290-06-6414; \$520,000 (Instrument# 201703060017742).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fetter Park Drive, Suite 201, Dumfries, VA 22025; sale on 03/09/17 of Lot 37, Section 2, Phase 2B, Harbor Station, 0.38 acres, vacant, SFD, zoned PMR, at 17051 Belle Isle Drive, Dumfries, VA, 22026, land assessed in 2017 at \$294,900, GPIN# 8389-17-7546; \$250,000 (Instrument# 201703090018702).

May's Quarter, LLC, to NVR, Inc., 3850 Fetter Park Drive, Suite 201, Dumfries, VA 22025; sale on 03/10/17 of Lot 7, Phase 4, Mays Quarter, 0.19 acres, vacant, SFD, zoned PMR, at 12380 Southington Drive, Woodbridge, VA, 22192, land assessed in 2017 at \$220,100, GPIN# 8193-24-9337; \$264,652 (Instrument# 201703100019080).

Carl Maurice Hopkins and Margaret Jean McNatt, to Nova Land Holdings, LLC, P.O. Box 411, Nokesville, VA 20182; sale on 03/15/17 of Parcel , 46.83 acres, vacant, SFD, zoned Agricultural, at 13006 Aden Road, Nokesville, VA, 20181, land assessed in 2017 at \$630,610, Parcel , 110.24

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acres, improved, SFD, zoned Agricultural, at 12805 Brookfield Road, Nokesville, VA, 20181, 2,438 finished sq. ft., 2-story SFD with 3 bedrooms, 1 bathrooms, built in 1945; land assessed in 2017 at \$1,260,500, improvements assessed at \$117,200, total 2017 assessment is \$1,377,700 (\$1,442,000 trust with Carl Maurice Hopkins and Margaret Jean McNatt), GPIN# 7492-98-9273, 7592-19-1142; \$1,545,000 (Instrument# 201703150019985).

Kenri Kade Properties, LLC, to Bradley Square Neighborhoods, LLC, 11710 Plaza American Drive, Suite 1100, Reston, VA 20190; sale on 03/15/17 of Parcel, 0.40 acres, improved, SFD, zoned Agricultural, at 10517 Grant Avenue, Manassas, VA, 20110, 600 finished sq. ft., 1-story SFD with 2 bedrooms, built in 1901; land assessed in 2017 at \$58,400, improvements assessed at \$1,400, total 2017 assessment is \$59,800, GPIN# 7794-99-3139; \$100,000 (Instrument# 201703150019857).

LAH Colvin Farm, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/16/17 of Lot 25, Colvin Farm, 10.00 acres, vacant, SFD, zoned Agricultural, at 12336 Valley View Drive, Nokesville, VA, 20181, land assessed in 2017 at \$196,000, Lot 26, Colvin Farm, 10.00 acres, vacant, SFD, zoned Agricultural, at 12346 Valley View Drive, Nokesville, VA, 20181, land assessed in 2017 at \$196,000, GPIN# 7593-74-8717, 7593-83-0197; \$430,000 (Instrument# 201703160020293).

May's Quarter, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 03/16/17 of Lot 48, Phase 4, Mays Quarter, 0.14 acres, vacant, SFD, zoned PMR, at 12525 Southington Drive, Woodbridge, VA, 22192, land assessed in 2017 at \$219,400, GPIN# 8193-33-2026; \$267,960 (Instrument# 201703160020420).

C.T. Bruns, LLC, to Jerry W. and Cheryl A. Sagers, Trustees of the Sagers Family Trust, 5077 Willow Oak Place, Dumfries, VA 22025; sale on 03/17/17 of Lot 5A, Bruns Property Division, 16.63 acres, vacant, SFD, zoned Agricultural, at 1501 Bruns Lane, Catlett, VA, 20119, land assessed in 2017 at \$41,300, GPIN# 7590-08-5126; \$42,500 (Instrument# 201703170020566).

Creighton Enterprises, Inc., to Steven and Lynn MacDonald, 5916 Fincastle Drive, Manassas, VA 20112; sale on 03/17/17 of Lot 17, Section 3, Thunder Oak, 10.00 acres, vacant, SFD, zoned Agricultural, at 17035 Stormy Drive, Haymarket, VA, 20169, Gainesville District, land assessed in 2017 at \$247,500 (\$216,000 trust with Fulton Bank, N.A.), GPIN# 7199-25-1603; \$279,000 (Instrument# 201703170020718).

M/I Homes of DC, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/23/17 of Lot 28, Section 1, Bradley Square, 0.06 acres, vacant, TH, zoned R-6, at 10790 Hinton Way, Manassas, VA, 20112, land assessed in 2017 at \$90,200, Lot 29, Section 1, Bradley

Square, 0.04 acres, vacant, TH, zoned R-6, at 10792 Hinton Way, Manassas, VA, 20112, land assessed in 2017 at \$90,100, Lot 30, Section 1, Bradley Square, 0.04 acres, vacant, TH, zoned R-6, at 10794 Hinton Way, Manassas, VA, 20112, land assessed in 2017 at \$90,100, Lot 31, Section 1, Bradley Square, 0.04 acres, vacant, TH, zoned R-6, at 10796 Hinton Way, Manassas, VA, 20112, land assessed in 2017 at \$90,100, Lot 32, Section 1, Bradley Square, 0.06 acres, vacant, TH, zoned R-6, at 10798 Hinton Way, Manassas, VA, 20112, land assessed in 2017 at \$90,200, GPIN# 7794-77-5056, 7794-77-4855, 7794-77-4654, 7794-77-4454, 7794-77-4253; \$725,000 (Instrument# 201703230022151).

Cloverdale Development, LLC, to Beazer Homes, LLC, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; sale on 03/27/17 of Parcel, Phase 4A, Hampton Square Condominium, 16,496.00 sq. ft., vacant, resid. condo, zoned RPC, at and near 3656 Chippendale Circle, Woodbridge, VA, 22193, not yet assessed, GPIN# 8191-94-5769 (Parent Tract); \$1,072,000 (Instrument# 201703270022792).

Gumbo Enterprises, LLC, to Sharon M. and Chris A. Kilpatrick, 15901 Berkley Drive, Haymarket, VA 20169; sale on 03/29/17 of Lot 63, Section 15, Bull Run Mountain, 0.97 acres, vacant, SFD, zoned Agricultural, at 2920 Martin Terrace, Haymarket, VA, 20169, land assessed in 2017 at \$25,500, GPIN# 7100-89-5058; \$52,500 (Instrument# 201703290023623).

May's Quarter, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 03/30/17 of Lot 57, Phase 4, Mays Quarter, 0.16 acres, vacant, SFD, zoned PMR, at 12425 Southington Drive, Woodbridge, VA, 22192, land assessed in 2017 at \$219,700, GPIN# 8193-33-0973; \$267,960 (Instrument# 201703300024099).

Evergreen Estates, LLC, to Melissa and Nathaniel Gilbert, 15720 Hinton Lane, Haymarket, VA 20169; sale on 03/31/17 of Lot 3A, Evergreen Estates, 10.31 acres, vacant, SFD, zoned Agricultural, at 15720 Hinton Lane, Haymarket, VA, 20169, Gainesville District, land assessed in 2017 at \$245,600 (\$989,000 trust with MVB Mortgage), GPIN# 7200-48-9400; \$300,000 (Instrument# 201703310024351).

New Home Sales

Comstock Yorkshire, LC, to Charles and Michelle Quetot Noyes, 7371 Riding Meadow Way, Manassas, VA 20111; sale on 02/27/17 of Condo Unit(s) 55, Phase 15, Falls Grove Condominium, improved, TH, zoned PMR, at 7371 Riding Meadow Way, Manassas, VA, 20111, 1,092 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2016; land assessed in 2017 at \$81,800, improvements assessed at \$206,800, total 2017 assessment is \$288,600 (\$301,636 trust with George Mason Mortgage), GPIN# 7897-33-6578.01; \$292,000 (Instrument# 201702270015966).

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Comstock Yorkshire, LC, to Katelyn Antonucci, 7419 Riding Meadow Way, Manassas, VA 20111; sale on 02/27/17 of Condo Unit(s) 46, Phase 16, Falls Grove Condominium, improved, TH, zoned PMR, at 7419 Riding Meadow Way, Manassas, VA, 20111, 1,308 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2016; land assessed in 2017 at \$81,800, improvements assessed at \$223,200, total 2017 assessment is \$305,000 (\$190,000 trust with EagleBank), GPIN# 7897-33-6186.01; \$290,000 (Instrument# 201702270015955).

Dominion Country Club, LP, to Luis Chavez and Louisa De Chavez, 4543 Dodds Mill Drive, Haymarket, VA 20169; sale on 02/27/17 of Lot 20, Section 51, Dominion Valley Country Club, 0.75 acres, improved, SFD, zoned RPC, at 4543 Dodds Mill Drive, Haymarket, VA, 20169, Gainesville District, 6,191 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2016; land assessed in 2017 at \$162,000, improvements assessed at \$680,500, total 2017 assessment is \$842,500 (\$824,330 trust with TBI Mortgage Company), GPIN# 7299-46-2065; \$1,031,478 (Instrument# 201702270015950).

NVR, Inc., to Scott Jason Martin and Brenda Joyce Martin and Maria L. Martin, 7894 Carrick Drive, Gainesville, VA 20155; sale on 02/27/17 of Lot 133, Section 5, Wentworth Green, 0.21 acres, improved, SFD, zoned PMR, at 7894 Carrick Drive, Gainesville, VA, 20155, 3,006 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$134,800, improvements assessed at \$14,700, total 2017 assessment is \$149,500 (\$556,440 trust with Atlantic Coast Mortgage, LLC), GPIN# 7396-99-3444; \$566,705 (Instrument# 201702270015684).

Neighborhoods V, LLC, to Stephen J. and Corrina S. Canonico, 7701 Signal Hill Road, Manassas, VA 20111; sale on 02/27/17 of Lot 29, Woodland Farms, 1.09 acres, improved, SFD, zoned SR-1, at 7701 Signal Hill Road, Manassas, VA, 20111, 3,756 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2017 at \$162,900, improvements assessed at \$488,600, total 2017 assessment is \$651,500 (\$691,383 trust with First Heritage Mortgage, LLC), GPIN# 7895-74-1791; \$699,990 (Instrument# 201702270015627).

Powell's Neighborhoods II, LLC, to Rhonda Gary, 8409 Girvan Court, Manassas, VA 20109; sale on 02/27/17 of Lot 98, Section 3, Heritage Crossing, 0.03 acres, improved, TH, zoned PMR, at 8409 Girvan Court, Manassas, VA, 20109, 1,600 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$94,600, improvements assessed at \$239,400, total 2017 assessment is \$334,000 (\$353,000 trust with First Heritage Mortgage, LLC), GPIN# 7696-96-7745; \$353,000 (Instrument# 201702270015630).

Richmond American Homes of Virginia, Inc., to Ross Joseph Tierno and Irene Mary Tierno, 6819 Bryson Circle, Haymarket, VA 20169; sale on 02/27/17 of Lot 66, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 6819 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,400 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$115,900, improvements assessed at \$232,300, total 2017 assessment is \$348,200 (\$180,000 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-5221; \$437,999 (Instrument# 201702270015889).

Comstock Yorkshire, LC, to Soo Hyeon Lee and Hyun Taek Jung, 7415 Riding Meadow Way, Manassas, VA 20111; sale on 02/28/17 of Condo Unit(s) 48, Phase 16, Falls Grove Condominium, improved, TH, zoned PMR, at 7415 Riding Meadow Way, Manassas, VA, 20111, 1,308 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2016; land assessed in 2017 at \$81,800, improvements assessed at \$223,200, total 2017 assessment is \$305,000 (\$275,500 trust with George Mason Mortgage, LLC), GPIN# 7897-33-6485.01; \$290,000 (Instrument# 201702280016209).

Comstock Yorkshire, LC, to Tania Buda, 7411 Riding Meadow Way, Manassas, VA 20111; sale on 02/28/17 of Condo Unit(s) 50, Phase 16, Falls Grove Condominium, improved, TH, zoned PMR, at 7411 Riding Meadow Way, Manassas, VA, 20111, 1,308 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2016; land assessed in 2017 at \$81,800, improvements assessed at \$226,100, total 2017 assessment is \$307,900 (\$306,450 trust with Residential Mortgage Services, Inc.), GPIN# 7897-33-6885.01; \$300,000 (Instrument# 201702280016067).

Miller and Smith at Walker Station, LLC, to Carlos A. Argueta Nalasco and Raquel Ruiz Velazquez, 8942 Dahlgren Ridge Road, Manassas, VA 20111; sale on 02/28/17 of Lot 27, Walker Station, 0.03 acres, improved, TH, zoned PMR, at 8942 Dahlgren Ridge Road, Manassas, VA, 20111, 1,660 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,800, improvements assessed at \$112,300, total 2017 assessment is \$201,100 (\$345,580 trust with Apple Federal Credit Union), GPIN# 7896-31-5845; \$345,580 (Instrument# 201702280016059).

Miller and Smith at Walker Station, LLC, to John R. and Nita M. Kattel, 8944 Dahlgren Ridge Road, Manassas, VA 20111; sale on 02/28/17 of Lot 26, Walker Station, 0.04 acres, improved, TH, zoned PMR, at 8944 Dahlgren Ridge Road, Manassas, VA, 20111, 1,660 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,900, improvements assessed at \$113,500, total 2017 assessment is \$202,400 (\$294,088 trust with McLean Mortgage Corporation), GPIN# 7896-31-6144; \$367,610 (Instrument# 201702280016056).

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(\$309,888 with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-5646; \$344,520 (Instrument# 201703010016602).

Miller and Smith at Walker Station, LLC, to Udom Chesda Richard Pul Hong and Sona Hong, 8936 Dahlgren Ridge Road, Manassas, VA 20111; sale on 03/01/17 of Lot 30, Walker Station, 0.03 acres, improved, TH, zoned PMR, at 8936 Dahlgren Ridge Road, Manassas, VA, 20111, 1,660 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,800, improvements assessed at \$112,300, total 2017 assessment is \$201,100 (\$279,608 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-5347; \$349,510 (Instrument# 201703010016606).

Miller and Smith at Walker Station, LLC, to Tomas Jose Rodriguez and Stephanie Grace Rodriguez, 8934 Dahlgren Ridge Road, Manassas, VA 20111; sale on 03/01/17 of Lot 31, Walker Station, 0.03 acres, improved, TH, zoned PMR, at 8934 Dahlgren Ridge Road, Manassas, VA, 20111, 1,660 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,800, improvements assessed at \$112,300, total 2017 assessment is \$201,100 (\$360,804 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-5148; \$353,210 (Instrument# 201703010016604).

Powell's Neighborhoods II, LLC, to Marc S. Castrovinci, 9900 Whitmoss Drive, Manassas, VA 20109; sale on 03/01/17 of Lot 72, Section 3, Heritage Crossing, 0.06 acres, improved, TH, zoned PMR, at 9900 Whitmoss Drive, Manassas, VA, 20109, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$95,000, improvements assessed at \$202,200, total 2017 assessment is \$297,200 (\$394,544 trust with First Heritage Mortgage, LLC), GPIN# 7696-96-5912; \$381,940 (Instrument# 201703010016637).

Winchester Homes, Inc., to Ryan and Jenna Lloyd, 6640 Bartrams Forest Lane, Haymarket, VA 20169; sale on 03/01/17 of Lot 156A, Section 3, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 6640 Bartrams Forest Lane, Haymarket, VA, 20169, Gainesville District, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2016; land assessed in 2017 at \$100,100, improvements assessed at \$238,000, total 2017 assessment is \$338,100 (\$390,728 trust with Paramount Residential Mortgage Group, Inc.), GPIN# 7297-19-7976; \$404,900 (Instrument# 201703010016444).

Dominion Country Club, LP, to James G., II and Amy L. Thurston, 15929 Paynes Farm Drive, Haymarket, VA 20169; sale on 03/02/17 of Lot 49, Section 38-A, Dominion Valley Country Club, 0.23 acres, improved, SFD, zoned RPC, at 15929 Paynes Farm Drive, Haymarket, VA, 20169, Gainesville District, 3,682 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$155,300, improvements assessed at \$251,100, total 2017

assessment is \$406,400 (\$592,431 trust with TBI Mortgage Company), GPIN# 7298-29-0969; \$623,612 (Instrument# 201703020017168).

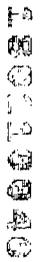
Dominion Country Club, LP, to Daniel G. and Erin T. Hurd, 15430 Cross Keys Road, Haymarket, VA 20169; sale on 03/02/17 of Lot 89, Section 51, Dominion Valley Country Club, 0.23 acres, improved, SFD, zoned RPC, at 15430 Cross Keys Road, Haymarket, VA, 20169, Gainesville District, 3,485 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2015; land assessed in 2017 at \$155,200, improvements assessed at \$433,800, total 2017 assessment is \$589,000 (\$648,652 trust with USAA Federal Savings Bank), GPIN# 7299-47-9403; \$637,500 (Instrument# 201703020017007).

N V P, Inc., to Antonio Paul Lavarello and Patricia Lavarello, 3800 Clarke Farm Place, Woodbridge, VA 22192; sale on 03/02/17 of Lot 11A, Clarke Property, 0.18 acres, improved, SFD, zoned PMR, at 3800 Clarke Farm Place, Woodbridge, VA, 22192, 3,412 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$171,100, improvements assessed at \$495,000, total 2017 assessment is \$666,100 (\$424,100 trust with Movement Mortgage, LLC), GPIN# 8193-82-9210; \$624,900 (Instrument# 201703020016956).

NVR, Inc., to David J. and Chalice M. Schorer, 2463 Potomac River Boulevard, Dumfries, VA 22026; sale on 03/02/17 of Lot 7, Section 1A, Phase 2A, Potomac Shores, 0.21 acres, improved, SFD, zoned PMR, at 2463 Potomac River Boulevard, Dumfries, VA, 22026, 2,994 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$196,000, improvements assessed at \$118,500, total 2017 assessment is \$314,500 (\$683,220 trust with NVR Mortgage Finance, Inc.); \$690,571 (Instrument# 201703020017092).

N V P, Inc., to Charles Shawn Davis and Joanne Lynn Davis, 12505 Old Church Road, Nokesville, VA 20181; sale on 03/03/17 of Lot 19, Oxfordshire Subdivision, 2.93 acres, improved, SFD, zoned Agricultural, at 12505 Old Church Road, Nokesville, VA, 20181, 4,154 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$77,300, improvements assessed at \$566,000, total 2017 assessment is \$643,300 (\$689,438 trust with George Mason Mortgage, LLC), GPIN# 7693-62-3189; \$715,000 (Instrument# 201703030017462).

Richmond American Homes of Virginia, Inc., to Rebecca Lynn Middaugh, 8408 Cameros Valley Court, Bristow, VA 20136; sale on 03/03/17 of Lot 17, The Reserve at Jennell Estates, 0.19 acres, improved, SFD, zoned PMR, at 8408 Cameros Valley Court, Bristow, VA, 20136, 2,639 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$145,300, improvements assessed at \$197,700, total 2017 assessment is



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\$343,000 (\$424,100 trust with HomeAmerican Mortgage Corporation), GPIN# 7496-96-6845; \$541,629 (Instrument# 201703030017556).

Dominion Country Club, LP, to Elizabeth and Ethan Lavery, 5827 Waterloo Bridge Circle, Haymarket, VA 20169; sale on 03/07/17 of Lot 25, Section 38-A, Dominion Valley Country Club, 0.33 acres, improved, SFD, zoned RPC, at 5827 Waterloo Bridge Circle, Haymarket, VA, 20169, Gainesville District, 4,118 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$156,500, improvements assessed at \$396,600, total 2017 assessment is \$553,100 (\$704,760 trust with SunTrust Mortgage, Inc.), GPIN# 7299-10-9336; \$741,853 (Instrument# 201703070018168).

Van Metre Homes at Bull Run, LLC, to George O. and Karen V. Priftis, 15393 Bull Run Estates Drive, Haymarket, VA 20169; sale on 03/07/17 of Lot 12, Bull Run Country Club Estates, 3.18 acres, improved, SFD, zoned Agricultural, at 15393 Bull Run Estates Drive, Haymarket, VA, 20169, Gainesville District, 2,976 finished sq. ft., 1-story SFD with 3 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$164,300, improvements assessed at \$456,300, total 2017 assessment is \$620,500 (\$688,000 trust with Intercoastal Mortgage Company), GPIN# 7200-55-7249; \$920,750 (Instrument# 201703070018128).

Bradley Square Neighborhoods, LLC, to Billal Hashimi, 8900 Haversack Hunt Way, Manassas, VA 20112; sale on 03/08/17 of Lot 48, Section 4, Bradley Square, 0.07 acres, improved, TH, zoned PMR, at 8900 Haversack Hunt Way, Manassas, VA, 20112, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,300, improvements assessed at \$99,400, total 2017 assessment is \$189,700 (\$407,400 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-0579; \$420,000 (Instrument# 201703080018324).

Richmond American Homes of Virginia, Inc., to Michelle Adams, 6841 Bryson Circle, Haymarket, VA 20169; sale on 03/09/17 of Lot 57, Section 1, Villages of Piedmont II, 0.07 acres, improved, TH, zoned R-6, at 6841 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,128 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$116,000, improvements assessed at \$232,000, total 2017 assessment is \$348,000 (\$469,999 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-2306; \$469,999 (Instrument# 201703090018774).

Richmond American Homes of Virginia, Inc., to Martin and Linda E. Keller, 15816 Stokes Lane, Haymarket, VA 20169; sale on 03/09/17 of Lot 13, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15816 Stokes Lane, Haymarket, VA, 20169, Gainesville District, 1,936 finished sq. ft., 2-story TH with 3 bedrooms, 2 full

bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$115,800, improvements assessed at \$91,300, total 2017 assessment is \$207,100, GPIN# 7297-28-3367; \$395,999 (Instrument# 201703090018776).

Brookfield Vint Hill, LLC, to Tamara A. and Andre Lamond Scott, 10316 Twin Leaf Drive, Bristow, VA 20136; sale on 03/10/17 of Lot 86, Section 1, Woodland Grove, 0.15 acres, improved, SFD, zoned PMR, at 10316 Twin Leaf Drive, Bristow, VA, 20136, 2,072 finished sq. ft., 2-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$142,000, improvements assessed at \$195,900, total 2017 assessment is \$337,900 (\$489,590 trust with McLean Mortgage Corporation), GPIN# 7595-20-5083; \$498,622 (Instrument# 201703100019022).

NVR, Inc., to Shuhel Chowdhury and Polly Akther, 4401 Weejun Loop, Woodbridge, VA 22192; sale on 03/13/17 of Lot 1, Phase 3, Mays Quarter, 0.24 acres, improved, SFD, zoned PMR, at 4401 Weejun Loop, Woodbridge, VA, 22192, 3,724 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$220,500, improvements assessed at \$494,000, total 2017 assessment is \$714,500 (\$607,045 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-25-9544; \$640,000 (Instrument# 201703130019111).

NVR, Inc., to Tirina and Zabihhula Sidiqi, 2055 Twin Six Lane, Dumfries, VA 22026; sale on 03/13/17 of Lot 66, Section 2, Phase 2B, Harbor Station, 0.24 acres, improved, SFD, zoned PMR, at 2055 Twin Six Lane, Dumfries, VA, 22026, 5,022 finished sq. ft., 2-story SFD with 6 bedrooms, 7.5 bathrooms, built in 2016; land assessed in 2017 at \$288,000, improvements assessed at \$571,400, total 2017 assessment is \$859,400, GPIN# 8389-26-7560; \$850,000 (Instrument# 201703130019269).

Basheer/Edgemoore-Turtle Point, LLC, to Sung H. and Yeong A. Kim, 7999 Turtle Creek Circle, Gainesville, VA 20155; sale on 03/16/17 of Lot 44, Lake Manassas - Turtle Point, 0.07 acres, improved, TH, zoned RPC, at 7999 Turtle Creek Circle, Gainesville, VA, 20155, 2,296 finished sq. ft., 2-story TH with 3 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$149,100, improvements assessed at \$381,800, total 2017 assessment is \$530,900 (\$435,500 trust with Carolina Collegiate Federal Credit Union), GPIN# 7297-70-4952; \$545,500 (Instrument# 201703160020001).

Beazer Homes Corporation, to Maureen Hogan Ford, 9200 Charleston Drive, #206, Manassas, VA 20110; sale on 03/16/17 of Condo Unit(s) 1-206, Phase 6, The Gatherings at Wellington Village Condominium, improved, resid. condo, zoned R-6, at 9200 Charleston Drive, #206, Manassas, VA, 20110, new home, details not available; not yet assessed for 2017, tax map 090/69 01/206//; \$330,999 (Instrument# 201703160020370).

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Brookfield Vint Hill, LLC, to James Joseph Dunlap, Jr., 10550 Bittersweet Lane, Bristow, VA 20136; sale on 03/16/17 of Lot 37, Section 1, Woodland Grove, 0.17 acres, improved, SFD, zoned PMR, at 10550 Bittersweet Lane, Bristow, VA, 20136, 1,832 finished sq. ft.; 2-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2017 at \$142,200, improvements assessed at \$290,700, total 2017 assessment is \$432,900 (\$450,941 trust with McLean Mortgage Corporation), GPIN# 7595-30-1038; \$472,500 (Instrument# 201703160020222).

Ivy Meadows, LLC, to Terrance and Shakilla Jackson, 4524 Potomac Highlands Circle, Triangle, VA 22172; sale on 03/16/17 of Condo Unit(s) 85, Phase 15, Triangle Highlands Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 4524 Potomac Highlands Circle, Triangle, VA, 22172, 1,500 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$76,300, improvements assessed at \$205,000, total 2017 assessment is \$281,300 (\$294,566 trust with New Penn Financial, LLC), GPIN# 8188-58-1609.01; \$300,000 (Instrument# 201703160020421).

NVR, Inc., to Richard F. and Mary Louise Koehl, 17081 Silver Arrow Drive, Dumfries, VA 22026; sale on 03/16/17 of Lot 86, Section 1B and 1C, Phase 2A, Potomac-Shores, 0.51 acres, improved, SFD, zoned PMR, at 2312 Sweet Pepperbrush Loop, Dumfries, VA, 22026, 3,236 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$210,800, improvements assessed at \$428,300, total 2017 assessment is \$639,100 (\$565,100 trust with George Mason Mortgage, LLC), GPIN# 8389-04-1341; \$753,490 (Instrument# 201703160020328).

NVR, Inc., to Ewan C. and Kara E. Watt, 3817 Clarke Farm Place, Woodbridge, VA 22192; sale on 03/16/17 of Lot 7, Clarke Property, 0.20 acres, improved, SFD, zoned PMR, at 3817 Clarke Farm Place, Woodbridge, VA, 22192, 2,964 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2016; land assessed in 2017 at \$171,500, improvements assessed at \$435,300, total 2017 assessment is \$606,800 (\$594,810 trust with George Mason Mortgage, LLC), GPIN# 8193-82-6108; \$660,900 (Instrument# 201703160020193).

NVR, Inc., to Leroy Weekley, 10779 Hinton Way, Manassas, VA 20112; sale on 03/16/17 of Lot 41, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10779 Hinton Way, Manassas, VA, 20112, 1,680 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100, improvements assessed at \$10,000, total 2017 assessment is \$100,100 (\$374,710 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-6546; \$394,435 (Instrument# 201703160020319).

Neighborhoods V, LLC, to Stephen J. Donaghey and Rosanna Musso, 6706 Leopolds Trail, Haymarket, VA 20169;

sale on 03/16/17 of Lot 112, Section 2, Villages of Piedmont II, 0.29 acres, improved, SFD, zoned R-4, at 6706 Leopolds Trail, Haymarket, VA, 20169, Gainesville District, 4,355 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2017; land assessed in 2017 at \$150,100, improvements assessed at \$14,400, total 2017 assessment is \$164,500 (\$589,604 trust with First Heritage Mortgage, LLC), GPIN# 7297-39-5889; \$737,005 (Instrument# 201703160020165).

Neighborhoods V, LLC, to Magid Al-Kimawi, 15728 Rachel Place, Haymarket, VA 20169; sale on 03/16/17 of Lot 36, Section 2, Villages of Piedmont II, 0.35 acres, improved, SFD, zoned R-4, at 15728 Rachel Place, Haymarket, VA, 20169, 4,139 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2017; land assessed in 2017 at \$151,100, improvements assessed at \$397,900, total 2017 assessment is \$549,000 (\$647,282 trust with Carrington Mortgage Service, LLC), GPIN# 7297-29-8371; \$703,740 (Instrument# 201703160020163).

Spriggs Neighborhoods, LLC, to Daniel and Sherri Furiak, 15071 Addison Lane, Woodbridge, VA 22193; sale on 03/16/17 of Lot 3, Section 3, Hope Hill Crossing, 0.19 acres, improved, SFD, zoned PMR, at 15071 Addison Lane, Woodbridge, VA, 22193, 3,332 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$157,800, improvements assessed at \$407,700, total 2017 assessment is \$565,500 (\$627,032 trust with First Heritage Mortgage, LLC), GPIN# 8091-41-5053; \$613,835 (Instrument# 201703160020399).

NVR, Inc., to Evelyn Wideman, 1648 Dorothy Lane, Woodbridge, VA 22191; sale on 03/17/17 of Lot 24, Featherstone Square, 0.06 acres, improved, SFD, zoned PMR, at 1648 Dorothy Lane, Woodbridge, VA, 22191, 1,848 finished sq. ft., 2-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$132,500, improvements assessed at \$277,800, total 2017 assessment is \$410,300 (\$396,930 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-4491; \$441,044 (Instrument# 201703170020746).

NVR, Inc., to Robert and Linda Baughmann, 12251 Valley View Drive, Nokesville, VA 20181; sale on 03/17/17 of Lot 20, Colvin Farm, 12.72 acres, improved, SFD, zoned Agricultural, at 12251 Valley View Drive, Nokesville, VA, 20181, 3,906 finished sq. ft., 2-story SFD with 5 bedrooms, 5 bathrooms, built in 2017; land assessed in 2017 at \$228,300, improvements assessed at \$189,200, total 2017 assessment is \$417,500 (\$771,131 trust with NVR Mortgage Finance, Inc.), GPIN# 7593-85-3946; \$800,939 (Instrument# 201703170020704).

NVR, Inc., to James Lewis Johnson and Kenya Brickell Johnson, 7825 Carrick Drive, Gainesville, VA 20155; sale on 03/17/17 of Lot 87, Section 5, Wentworth Green, 0.18 acres,

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improved, SFD, zoned PMR, at 7825 Carrick Drive, Gainesville, VA, 20155, 3,374 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$134,500, improvement assessed at \$14,700, total 2017 assessment is \$149,200, GPIN# 7397-90-0032; \$679,865 (Instrument# 201703170020620).

Richmond American Homes of Virginia, Inc., to Quan V. Duong and Allyssa M. K. Nguyen, 8403 Carneros Valley Court, Bristow, VA 20136; sale on 03/17/17 of Lot 24, The Reserve at Jennell Estates, 0.24 acres, improved, SFD, zoned PMR, at 8403 Carneros Valley Court, Bristow, VA, 20136, 3,657 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$145,000, improvements assessed at \$122,700, total 2017 assessment is \$268,500 (\$585,102 trust with Navy Federal Credit Union), GPIN# 7496-96-8943; \$585,102 (Instrument# 201703170020640).

Bradley Square Neighborhoods, LLC, to Wilson L. De Sousa, 8908 Haversack Hunt Way, Manassas, VA 20112; sale on 03/20/17 of Lot 44, Section 4, Bradley Square, 0.07 acres, improved, TH, zoned PMR, at 8908 Haversack Hunt Way, Manassas, VA, 20112, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,300, improvements assessed at \$108,800, total 2017 assessed at \$199,100 (\$100,000 trust with First Heritage Mortgage, LLC), GPIN# 7794-78-9576; \$419,610 (Instrument# 201703200020882).

Bradley Square Neighborhoods, LLC, to Kendra E. and Brian K. Perdue, 10707 Caledonia Meadow Drive, Manassas, VA 20112; sale on 03/20/17 of Lot 73, Section 4, Bradley Square, 0.04 acres, improved, TH, zoned PMR, at 10707 Caledonia Meadow Drive, Manassas, VA, 20112, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$90,100, improvements assessed at \$270,400, total 2017 assessment is \$360,500 (\$360,641 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-1487; \$385,260 (Instrument# 201703200020885).

Dominion Country Club, LP, to Giulia Macchia Vercesi and Francesco Vercesi, 4535 Dodds Mill Drive, Haymarket, VA 20169; sale on 03/20/17 of Lot 18, Section 51, Dominion Valley Country Club, 0.54 acres, improved, SFD, zoned RPC, at 4535 Dodds Mill Drive, Haymarket, VA, 20169, Gainesville District, 6,612 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2017; land assessed in 2017 at \$159,300, improvements assessed at \$557,700, total 2017 assessment is \$717,000, GPIN# 7299-46-2792; \$970,552 (Instrument# 201703200021014).

NVR, Inc., to Thien P. Nguyen, 10771 Hinton Way, Manassas, VA 20112; sale on 03/20/17 of Lot 44, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10771 Hinton Way, Manassas, VA, 20112, 1,440 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half

bathrooms, built in 2016; land assessed in 2017 at \$90,100, improvements assessed at \$233,600, total 2017 assessment is \$323,700 (\$348,230 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-7549; \$359,000 (Instrument# 201703200021118).

NVR, Inc., to Sathapura Stewart, 12401 Southington Drive, Woodbridge, VA 20192; sale on 03/20/17 of Lot 80, Phase 4, Mays Quarter, 0.13 acres, improved, SFD, zoned PMR, at 12401 Southington Drive, Woodbridge, VA, 22192, 2,455 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$219,400, improvements assessed at \$135,400, total 2017 assessment is \$354,800 (\$456,950 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-34-0908; \$633,745 (Instrument# 201703200021047).

NVR, Inc., to Jonathan and Ellen M. Moore, 4585 Cotswold Manor Loop, Woodbridge, VA 22192; sale on 03/20/17 of Lot 59, Phase 4, Mays Quarter, 0.14 acres, improved, SFD, zoned PMR, at 4585 Cotswold Manor Loop, Woodbridge, VA, 22192, 2,455 finished sq. ft., 2-story SFD with 3 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$219,400 (\$673,066 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-33-2371; \$656,705 (Instrument# 201703200021106).

NVR, Inc., to TaTanisha Randolph, 15700 Birdsong Court, Woodbridge, VA 22193; sale on 03/20/17 of Lot 143, Section 2, Cardinal Grove at Eagles Pointe, 0.32 acres, improved, SFD, zoned R-4, at 15700 Birdsong Court, Woodbridge, VA, 22193, 3,336 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$165,200, improvements assessed at \$226,300, total 2017 assessment is \$391,500 (\$625,399 trust with NVR Mortgage Finance, Inc.), GPIN# 8290-38-6325; \$605,905 (Instrument# 201703200021051).

Bradley Square Neighborhoods, LLC, to Joseph J. Sierra and Jocelyn Nuesi, 10703 Caledonia Meadow Drive, Manassas, VA 20112; sale on 03/21/17 of Lot 71, Section 4, Bradley Square, 0.03 acres, improved, TH, zoned PMR, at 10703 Caledonia Meadow Drive, Manassas, VA, 20112, 1,440 finished sq. ft., 2-story TH with 2 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$90,000, improvements assessed at \$238,000, total 2017 assessment is \$328,000 (\$361,248 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-1391; \$353,645 (Instrument# 201703210021343).

NVR, Inc., to Nnenna Onwumelu, 3596 Briarwood Drive, Dumfries, VA 22025; sale on 03/21/17 of Condo Unit(s) 3K, Phase 1, Ryan Homes at Briarwood Condominium, improved, TH, zoned Suburban Res Multi-6-16 Unit, at 3596 Briarwood Drive, Dumfries, VA, 22025, 2,424 finished sq. ft., 2-story TH style condo with 3 bedrooms, 2.5 bathrooms, built in 2016; land assessed in 2017 at

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\$81,900, improvements assessed at \$205,900, total 2017 assessment is \$287,800 (\$360,990 trust with Fairway Independent Mortgage Corporation), GPIN# 8289-15-3080.02; \$379,990 (Instrument# 201703210021469).

Miller and Smith at Walker Station, LLC, to Sindhura Bagepalle and Sagar Chichili, 8932 Dahlgren Ridge Road, Manassas, VA 20111; sale on 03/22/17 of Lot 32, Walker Station, 0.03 acres, improved, TH, zoned PMR, at 8932 Dahlgren Ridge Road, Manassas, VA, 20111, 1,678 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$88,800, improvements assessed at \$112,900, total 2017 assessment is \$201,700 (\$309,888 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-4949; \$344,320 (Instrument# 201703220021679).

NVR, Inc., to Edward W., III and Shelly Heins, 10777 Hinton Way, Manassas, VA 20112; sale on 03/22/17 of Lot 42, Section 1, Bradley Square, 0.06 acres, improved, TH, zoned R-6, at 10777 Hinton Way, Manassas, VA, 20112, 1,680 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,200, improvements assessed at \$10,000, total 2017 assessment is \$100,200 (\$410,683 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-6847; \$410,683 (Instrument# 201703220021864).

Dominion Country Club, LP, to Boris Alton Terry and Min Zhan, 15950 Paynes Farm Drive, Haymarket, VA 20169; sale on 03/23/17 of Lot 42, Section 38-A, Dominion Valley Country Club, 0.24 acres, improved, SFD, zoned RPC, at 15950 Paynes Farm Drive, Haymarket, VA, 20169, Gainesville District, 3,757 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$155,400, improvements assessed at \$215,200, total 2017 assessment is \$370,600 (\$399,000 trust with TBI Mortgage Company), GPIN# 7299-10-9608; \$602,271 (Instrument# 201703230022020).

Paul E. Investments and Development, Inc., to Donald E. and Deborah D. Peterson, 12007 Smithfield Road, Manassas, VA 20112; sale on 03/23/17 of Lot 204, Section 2, Bradley Forest, 0.80 acres, improved, SFD, zoned R-4, at 12007 Smithfield Road, Manassas, VA, 20112, 2,910 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2016; land assessed in 2017 at \$104,000, improvements assessed at \$404,900, total 2017 assessment is \$508,900 (\$416,000 trust with McLean Mortgage Corporation), GPIN# 7793-47-2408; \$520,000 (Instrument# 201703230022095).

NVR, Inc., to Donald and Kimberly Bowman, 1675 Dorothy Lane, Woodbridge, VA 22191; sale on 03/24/17 of Condo Unit(s) 52, Phase 6, Featherstone Station Condominium, improved, resid. condo, zoned PMR, at 1675 Dorothy Lane, Woodbridge, VA, 22191, new home, details not available; not yet individually assessed for 2017 (\$350,429 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-

2683 (Parent Tract); \$350,429 (Instrument# 201703240022344).

NVR, Inc., to AJ C. and Leah C. Lacson, 10784 Hinton Way, Manassas, VA 20112; sale on 03/24/17 of Lot 26, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10784 Hinton Way, Manassas, VA, 20112, 1,680 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100, improvements assessed at \$202,000, total 2017 assessment is \$292,100 (\$382,885 trust with NVR Mortgage Finance, Inc.), GPIN# 7794-77-5758; \$389,990 (Instrument# 201703240022441).

Brookfield Vint Hill, LLC, to John Franklin Kormos, 10323 Spring iris Drive, Bristow, VA 20136; sale on 03/27/17 of Lot 67, Section 3, Woodland Grove, 0.21 acres, improved, SFD, zoned PMR, at 10323 Spring iris Drive, Bristow, VA, 20136, 3,488 finished sq. ft., 2-story SFD with 4 bedrooms, 3 full bathrooms, 2 half bathrooms, built in 2015; land assessed in 2017 at \$142,800, improvements assessed at \$426,500, total 2017 assessment is \$569,300 (\$424,100 trust with McLean Mortgage Corporation), GPIN# 7595-10-6947; \$627,819 (Instrument# 201703270022757).

NVR, Inc., to Meishah P. Hatfield, 2344 Harmsworth Drive, Dumfries, VA 22026; sale on 03/27/17 of Lot 56, Section 3, Phase 2A, Harbor Station, 0.24 acres, improved, SFD, zoned PMR, at 2344 Harmsworth Drive, Dumfries, VA, 22026, 2,373 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$197,300, improvements assessed at \$111,100, total 2017 assessment is \$308,400 (\$392,400 trust with NVR Mortgage Finance, Inc.), GPIN# 8289-96-6263; \$490,552 (Instrument# 201703270022903).

NVR, Inc., to Zoya and Salman Shabbir, 1664 Dorothy Lane, Woodbridge, VA 22191; sale on 03/27/17 of Lot 20, Featherstone Square, 0.04 acres, improved, TH, zoned PMR, at 1664 Dorothy Lane, Woodbridge, VA, 22191, 1,868 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$132,300, improvements assessed at \$260,500, total 2017 assessment is \$392,800 (\$395,450 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-3797; \$407,690 (Instrument# 201703270022715).

Powell's Neighborhoods II, LLC, to Tameika Langston, 15701 Birdsong Court, Woodbridge, VA 22193; sale on 03/27/17 of Lot 142, Section 2, Cardinal Grove at Eagles Pointe, 0.26 acres, improved, SFD, zoned R-4, at 15701 Birdsong Court, Woodbridge, VA, 22193, new home, details not available; land assessed in 2017 at \$164,600, improvements assessed at \$14,600, total 2017 assessment is \$179,200 (\$523,559 trust with First Heritage Mortgage, LLC), GPIN# 8290-38-7233; \$551,115 (Instrument# 201703270022631).

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NVR, Inc., to Chen Zhang, 7870 Carrick Drive, Gainesville, VA 20155; sale on 03/29/17 of Lot 127, Section 5, Wentworth Green, 0.46 acres, improved, SFD, zoned PMR, at 7870 Carrick Drive, Gainesville, VA, 20155, 3,276 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2017; land assessed in 2017 at \$138,100, improvements assessed at \$132,000, total 2017 assessment is \$270,100 (\$390,000 trust with NVR Mortgage Finance, Inc.), GPIN# 7396-99-0142; \$652,643 (Instrument# 201703290023357).

NVR, Inc., to Michelle L. Hofmaster, 7830 Culloden Crest Lane, Gainesville, VA 20155; sale on 03/29/17 of Condo Unit(s) 19A, Phase 3, Wentworth Green Condominium, improved, resid. condo, zoned PMR, at 7830 Culloden Crest Lane, Gainesville, VA, 20155, new home, details not available; not yet individually assessed in 2017 (\$322,400 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-91-4807 (Parent Tract); \$339,374 (Instrument# 201703290023667).

Richmond American Homes of Virginia, Inc., to Armando Javier Galarza and Karen Patricia Galarza, 15160 Silica Street, Haymarket, VA 20169; sale on 03/29/17 of Lot 64, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 6825 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,112 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$115,900, improvements assessed at \$250,100, total 2017 assessment is \$366,000 (\$404,983 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-5014; \$419,999 (Instrument# 201703290023718).

Richmond American Homes of Virginia, Inc., to Kathryn Patricia Marquez and Javier Marquez, 15812 Stokes Lane, Haymarket, VA 20169; sale on 03/29/17 of Lot 15, Section 1, Villages of Piedmont II, 0.05 acres, improved, TH, zoned R-6, at 15812 Stokes Lane, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 2 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$115,800, improvements assessed at \$102,400, total 2017 assessment is \$218,200 (\$437,908 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-3765; \$445,987 (Instrument# 201703290023407).

Bradley Square Neighborhoods, LLC, to London O. and Tamika D. Wiggins, 8906 Haversack Hunt Way, Manassas, VA 20112; sale on 03/30/17 of Lot 45, Section 4, Bradley Square, 0.05 acres, improved, TH, zoned PMR, at 8906 Haversack Hunt Way, Manassas, VA, 20112, 2,016 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100, improvements assessed at \$111,800, total 2017 assessment is \$201,900 (\$413,285 trust with First Heritage Mortgage, LLC), GPIN# 7794-78-9877; \$413,285 (Instrument# 201703300023925).

Bradley Square Neighborhoods, LLC, to Karan K. and Rachana K. Doshi, 10705 Caledonia Meadow Drive,

Manassas, VA 20112; sale on 03/30/17 of Lot 72, Section 4, Bradley Square, 0.03 acres, improved, TH, zoned PMR, at 10705 Caledonia Meadow Drive, Manassas, VA, 20112, 1,440 finished sq. ft., 2-story TH with 2 bedrooms, 3.5 bathrooms, built in 2016; land assessed in 2017 at \$90,000, improvements assessed at \$234,200, total 2017 assessment is \$324,200 (\$315,445 trust with First Heritage Mortgage, LLC), GPIN# 7794-88-1489; \$350,495 (Instrument# 201703300023931).

Dominion Country Club, LP, to Nabila and Kamal M. Altafullah, 4644 Pilton Place, Haymarket, VA 20169; sale on 03/30/17 of Lot 17, Section 51, Dominion Valley Country Club, 0.21 acres, improved, SFD, zoned RPC, at 4644 Pilton Place, Haymarket, VA, 20169, Gainesville District, 3,533 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2017; land assessed in 2017 at \$155,000, improvements assessed at \$212,900, total 2017 assessment is \$367,900 (\$325,000 trust with TBI Mortgage Company), GPIN# 7299-46-4791; \$686,380 (Instrument# 201703300024054).

Dominion Country Club, LP, to Sayed Fawad Ahmadzoy, 15935 Paynes Farm Drive, Haymarket, VA 20169; sale on 03/30/17 of Lot 48, Section 38-A, Dominion Valley Country Club, 0.21 acres, improved, SFD, zoned RPC, at 15935 Paynes Farm Drive, Haymarket, VA, 20169, Gainesville District, 2,910 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2017; land assessed in 2017 at \$154,900, improvements assessed at \$138,900, total 2017 assessment is \$293,800 (\$502,214 trust with McLean Mortgage Corporation), GPIN# 7298-29-0478; \$556,014 (Instrument# 201703300023988).

NVR, Inc., to Kenton Gordon, 1671 Dorothy Lane, Woodbridge, VA 22191; sale on 03/30/17 of Condo Unit(s) 54, Phase 6, Featherstone Station Condominium, improved, resid. condo, zoned PMR, at 1671 Dorothy Lane, Woodbridge, VA, 22191, new home, details not available; not yet individually assessed in 2017 (\$329,449 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-2683 (Parent Tract); \$318,925 (Instrument# 201703300024037).

NVR, Inc., to Randy H. and Mary Ann G. Cortes, 1673 Dorothy Lane, Woodbridge, VA 22191; sale on 03/30/17 of Condo Unit(s) 53, Phase 6, Featherstone Station Condominium, improved, resid. condo, zoned PMR, at 1673 Dorothy Lane, Woodbridge, VA, 22191, new home, details not available; not yet individually assessed in 2017 (\$266,100 trust with NVR Mortgage Finance, Inc.), GPIN# 8391-56-2683 (Parent Tract); \$332,625 (Instrument# 201703300024071).

NVR, Inc., to David and Monica Clark, 7826 Culloden Crest Lane, Gainesville, VA 20155; sale on 03/30/17 of Condo Unit(s) 21C, Phase 3, Wentworth Green Condominium, improved, resid. condo, zoned PMR, at 7826

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Cullogen Crest Lane, Gainesville, VA, 20155, new home, details not available; not yet individually assessed in 2017 (\$315,800 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-91-4807 (Parent Tract); \$325,660 (Instrument# 201703300023812).

NVR, Inc., to Devin Ferreira, 7849 Carrick Drive, Gainesville, VA 20155; sale on 03/30/17 of Lot 75, Section 5, Wentworth Green, 0.18 acres, improved, SFD, zoned PMR, at 7849 Carrick Drive, Gainesville, VA, 20155, 3,218 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$134,400 (\$554,055 trust with Caliber Home Loans), GPIN# 7396-99-0592; \$619,055 (Instrument# 201703300023808).

NVR, Inc., to Ahledah Johnson, 7824 Cullogen Crest Lane, Gainesville, VA 20155; sale on 03/30/17 of Condo Unit(s) 22D, Phase 3, Wentworth Green Condominium, improved, resid. condo, zoned PMR, at 7824 Cullogen Crest Lane, Gainesville, VA, 20155, new home, details not available; not yet individually assessed in 2017 (\$375,840 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-91-4807 (Parent Tract); \$375,840 (Instrument# 201703300024086).

Winchester Homes, Inc., to Min and Ji Yu, 6603 Bartrams Forest Lane, Haymarket, VA 20169; sale on 03/30/17 of Lot 14A, Section 3, Villages of Piedmont II, 0.08 acres, improved, TH, zoned R-6, at 6603 Bartrams Forest Lane, Haymarket, VA, 20169, Gainesville District, 2,306 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2017; land assessed in 2017 at \$100,400, improvements assessed at \$181,800, total 2017 assessment is \$282,200 (\$440,100 trust with Imortgage), GPIN# 7298-20-0319; \$440,100 (Instrument# 201703300023985).

Brookfield Vint Hill, LLC, to Jose W. Serrano and Cecilia D. Guardado, 10254 Spring Iris Drive, Bristow, VA 20136; sale on 03/31/17 of Lot 21, Section 2, Woodland Grove, 0.17 acres, improved, SFD, zoned PMR, at 10254 Spring Iris Drive, Bristow, VA, 20136, 2,202 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$142,200 (\$491,658 trust with McLean Mortgage Corporation), GPIN# 7594-29-7089; \$508,634 (Instrument# 201703310024368).

NVR, Inc., to Queenette Dike, 10781 Hinton Way, Manassas, VA 20112; sale on 03/31/17 of Lot 40, Section 1, Bradley Square, 0.04 acres, improved, TH, zoned R-6, at 10781 Hinton Way, Manassas, VA, 20112, 1,680 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2017; land assessed in 2017 at \$90,100, improvements assessed at \$10,000, total 2017 assessment is \$100,100 (\$377,623 trust with First Guaranty Mortgage Corporation), GPIN# 7794-77-6446; \$384,100 (Instrument# 201703310024471).

NVR, Inc., to Silue Wang, 7828 Cullogen Crest Lane, Gainesville, VA 20155; sale on 03/31/17 of Condo Unit(s)

20B, Phase 3, Wentworth Green Condominium, improved, resid. condo, zoned PMR, at 7828 Cullogen Crest Lane, Gainesville, VA, 20155, new home, details not available; not yet individually assessed in 2017 (\$280,200 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-91-4807 (Parent Tract); \$373,670 (Instrument# 201703310024142).

NVR, Inc., to Courtnie Norris, 7814 Cullogen Crest Lane, Gainesville, VA 20155; sale on 03/31/17 of Condo Unit(s) 27K, Phase 3, Wentworth Green Condominium, improved, resid. condo, zoned PMR, at 7814 Cullogen Crest Lane, Gainesville, VA, 20155, new home, details not available; not yet individually assessed in 2017 (\$365,000 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-91-4807 (Parent Tract); \$376,365 (Instrument# 201703310024313).

PWC Neighborhoods, LLC, to Shanta A. Chirino, 13937 Hollow Wind Way, Unit 12E-201, Woodbridge, VA 22191; sale on 03/31/17 of Condo Unit(s) 12E-201, Phase 3, William Square Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 13937 Hollow Wind Way, Unit 12E-201, Woodbridge, VA, 22191, 1,784 finished sq. ft., 2-story TH style condo with 3 bedrooms, 2.5 bathrooms, built in 2016; land assessed in 2017 at \$61,700, improvements assessed at \$233,200, total 2017 assessment is \$294,900 (\$307,980 trust with First Heritage Mortgage, LLC), GPIN# 8392-42-1486.02; \$317,505 (Instrument# 201703310024353).

Powell's Neighborhoods II, LLC, to Flida L. Camacho, 9907 Whiternoss Drive, Manassas, VA 20109; sale on 03/31/17 of Lot 61, Section 3, Heritage Crossing, 0.03 acres, improved, TH, zoned PMR, at 9907 Whiternoss Drive, Manassas, VA, 20109, new home, details not available; land assessed in 2017 at \$94,600, improvements assessed at \$10,000, total 2017 assessment is \$104,600 (\$281,056 trust with First Heritage Mortgage, LLC), GPIN# 7696-96-4516; \$351,020 (Instrument# 201703310024349).

Richmond American Homes of Virginia, Inc., to George R. and Maryann Koch, 6905 Bryson Circle, Haymarket, VA 20169; sale on 03/31/17 of Lot 31, Section 1, Villages of Piedmont II, 0.07 acres, improved, TH, zoned R-6, at 6905 Bryson Circle, Haymarket, VA, 20169, Gainesville District, 2,200 finished sq. ft., 2-story TH with 2 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2017; land assessed in 2017 at \$116,000, improvements assessed at \$20,200, total 2017 assessment at \$136,200 (\$158,960 trust with HomeAmerican Mortgage Corporation), GPIN# 7297-28-1959; \$452,560 (Instrument# 201703310024282).

